

FOR SALE

2 COMMERCIAL LOTS AVAILABLE

Lake St. Louis Blvd. | Lake St. Louis, MO 63367

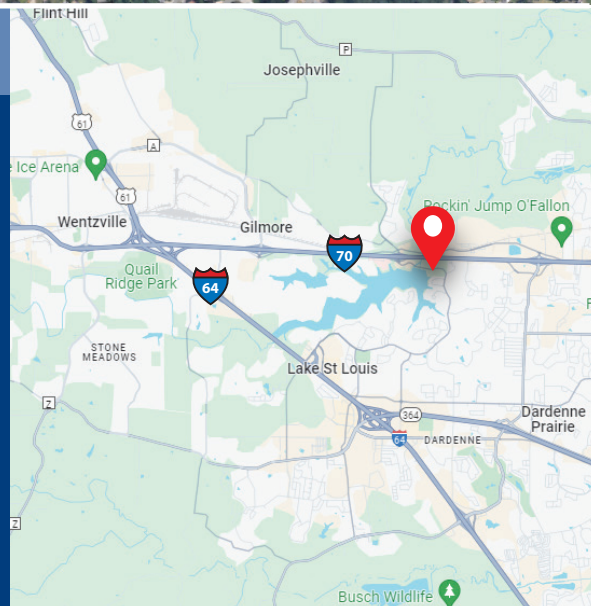


PROPERTY HIGHLIGHTS

- 14.01± AC development site
- Two parcels of 5.82± and 8.19± AC
- Zoning C-1, with Uptown Overlay R-6 or PUD necessary for multi-family
- Frontage on I-70 ADT +120,000 VPD
- Frontage on Lake St Louis Blvd. connecting I-70 & I-64
- Sewer and water on site Public Supply Dist. 2
- Topography sloping to north
- Spectacular lake views to the south and west

| | 1 mile | 5 miles | 10 miles |
|---------------|-----------|-----------|-----------|
| Population | 5,554 | 144,624 | 292,244 |
| Avg HH Income | \$122,389 | \$120,975 | \$120,353 |

5.82± ACRE PARCEL: \$1,350,000; 8.19± ACRE PARCEL: \$1,422,000
TOTAL SALE PRICE (14.01 AC): \$2,772,000



CONTACT US:

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| Paul Nagel Vice President Mobile: 314-409-1313 pnagel@gundakercommercial.com | Dean Burns Senior Vice President Mobile: 314-757-1284 dburns@gundakercommercial.com |
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GUNDAKER
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200
 St. Louis, MO 63146
 M: 636-728-5100 | F: 636-728-5140
 gundakercommercial.com **in** **@** **f**