



SUBJECT PROPERTY



for sale

lot 4  
hawk ridge  
lake st. louis, mo 63367

+/- 1.98  
acres

across  
from new  
Costco

premier  
site in  
lake st. louis

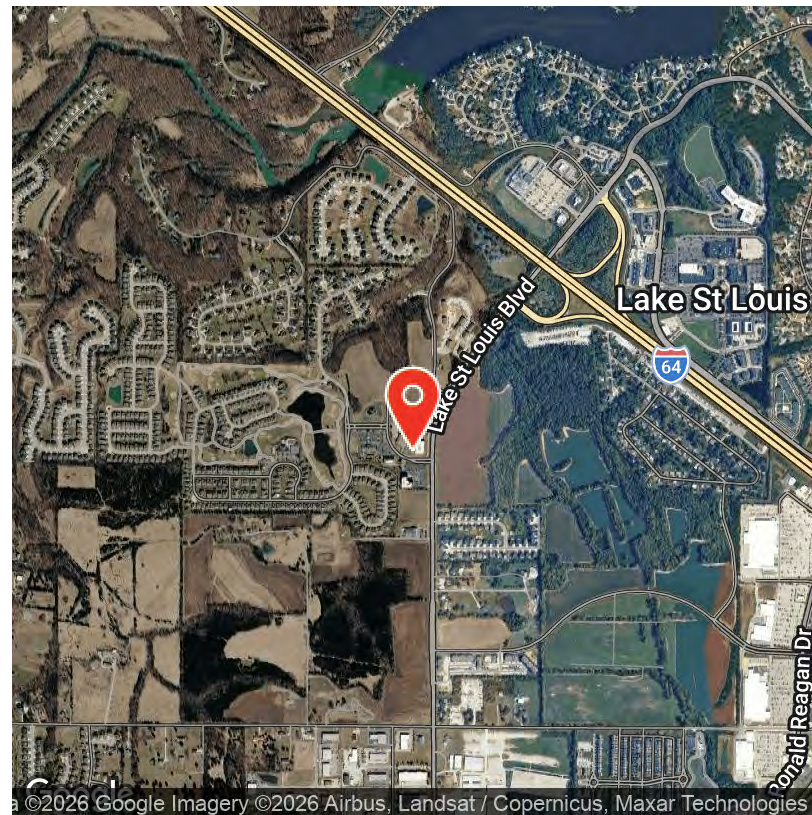


**PROPERTY HIGHLIGHTS**

- +/- 1.98 AC Development Opportunity - Level Site
- Located in Lake Saint Louis, MO in St. Charles County - The fastest-growing County in Missouri
- Access to I-64 and I-70
- Surrounded by strong commercial activity - Minutes from The Meadows, The Shoppes at Hawk Ridge and the New Costco Development
- Zoned CO - Commercial Office
- Permitted Uses: Bank or Financial Institution, Restaurant, Bar, Lounge or Tavern, Hotel, General Office, Recreation Facility, Data Center, Research and Development
- Public Water and Sewer access to the site

**OFFERING SUMMARY**

Sale Price:	\$600,000
Lot Size:	+/- 1.98 Acres
Price/SF	\$6.95/SF



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Property Name	Lot 4 Hawk Ridge Circle
Property Type	Land
Property Address	Lot 4 Hawk Ridge Circle Lake Saint Louis, MO 63367
Lot Size	+/- 1.98 AC
Number of Lots	1
APN	4-0060-7378-00-0004.0000000
Zoning	CO - Commercial Office
Utilities	Public Water & Sewer Access
Highway Accessibility	I-64 & I-70
Square Footage	86,248 SF
Frontage	+/- 491 Feet

±1.98-acre commercial development site on Hawk Ridge Circle in Lake Saint Louis, Missouri. Located within Hawk Ridge Business Park, the property offers a well-positioned infill opportunity in a growing corridor with convenient access to Lake St. Louis Boulevard, I-64 / Highway 40, and I-70. Located across from the new planned Costco Development.

The site is zoned CO - Commercial Office, allowing for a variety of potential uses including office, medical/dental, hospitality, recreational, R&D, data center, school, assembly, and treatment facility uses. Additional special-use opportunities include daycare, warehousing, distribution, light manufacturing, and congregate care.

The property features predominantly level topography, sanitary sewer immediately adjacent to the site, and public water across the street. Its location near The Meadows, The Shoppes at Hawk Ridge, major retailers, restaurants, and surrounding residential neighborhoods provides a strong amenity base for future users.

Supported by nearly 100,000 residents within five miles and average household income above \$120,000, the site offers a compelling opportunity for commercial, service, medical, hospitality, or employment-oriented development in the Lake Saint Louis market.



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4 Hawk Ridge Cir



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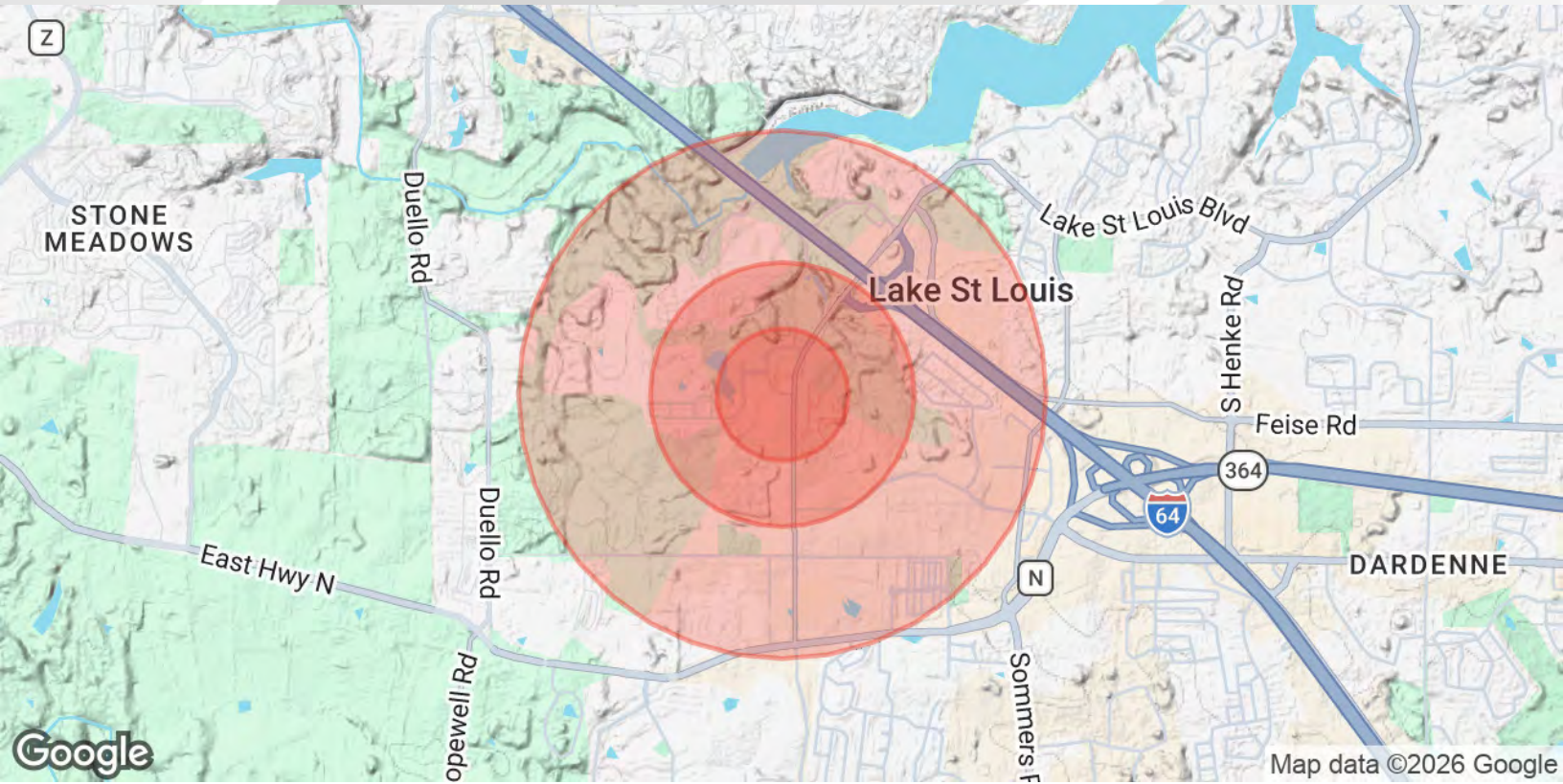
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**POPULATION**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Population	245	981	4,163
Average Age	43.9	43.8	44.1
Average Age (Male)	44.4	44.3	43.6
Average Age (Female)	42.8	42.7	44.2

**HOUSEHOLDS & INCOME**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Households	94	377	1,615
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$148,097	\$147,705	\$160,358
Average House Value	\$439,300	\$435,502	\$438,616

2023 American Community Survey (ACS)



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