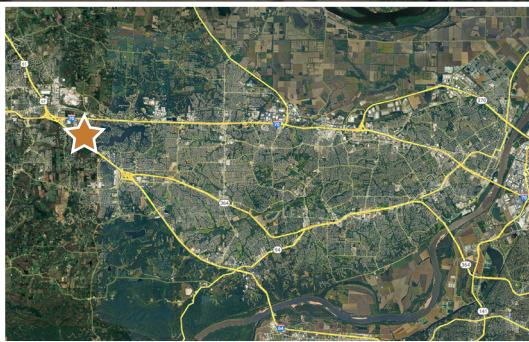




FOR SALE

1.03 Acre Lot Available at I-64/ Prospect Road Interchange

Prospect Road/I-64 Interchange | Lake St. Louis, Missouri



Property Details

- Site is Bordered by I-64, Prospect Road & Civic Center Drive (North Outer Road)
- Immediate Interchange Access
- C1 PUD Zoning (See Table of Allowed Uses: <https://ecode360.com/37150592>)
- Rough graded and predominantly level
- Public Water and Sanitary Sewer
- Offsite Storm Water Management Provided
- Curb cut provided to internal roadway for access to Prospect Road and Civic Center Drive
- Located in Fast-Growing Lake Saint Louis, Missouri
- Numerous New Construction Projects Underway Nearby

SALE PRICE \$14.95/SF

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Survey



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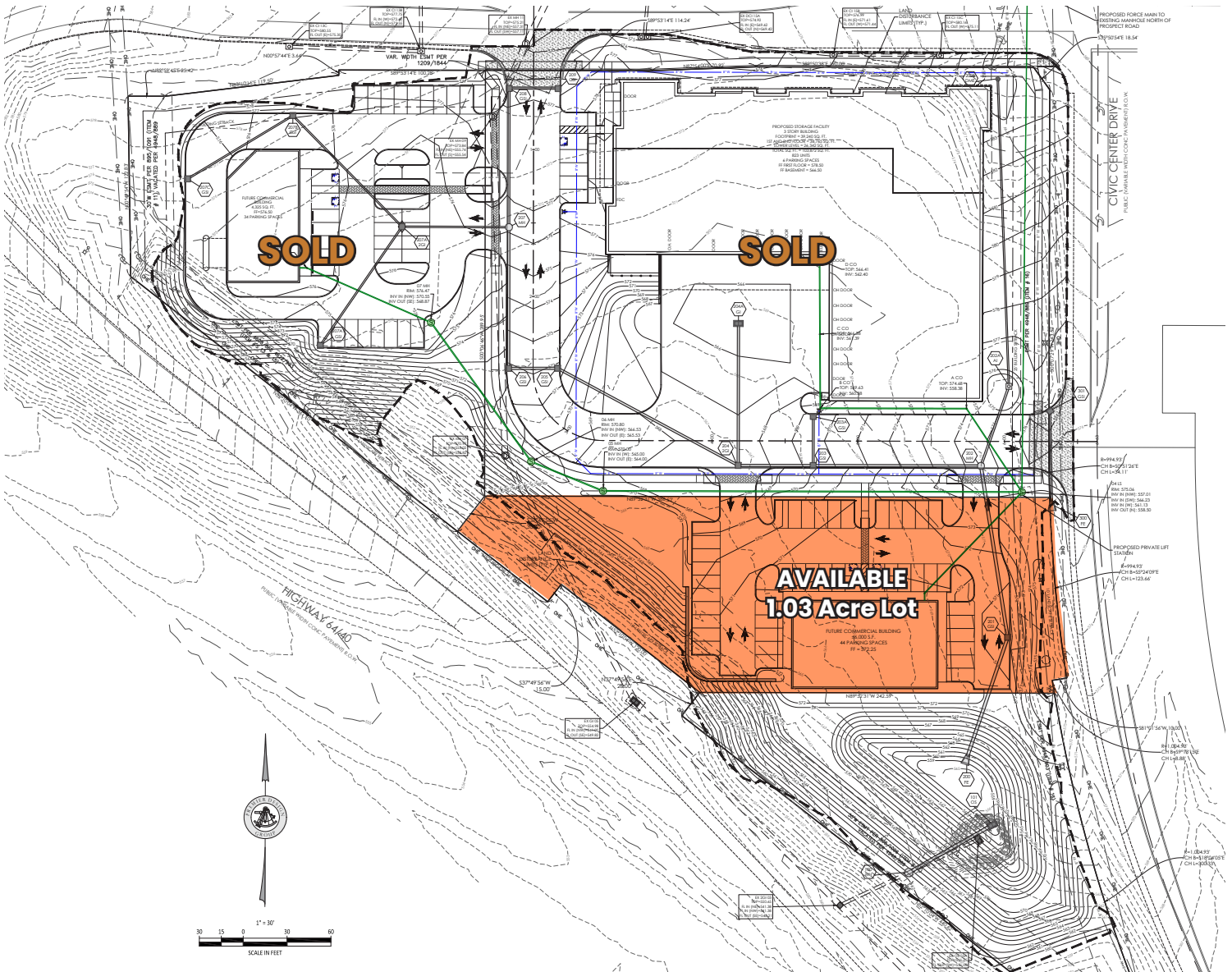


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Prospect Road/I-64 Interchange | Lake St. Louis, Missouri

Concept Plan



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Prospect Road/I-64 Interchange | Lake St. Louis, Missouri

Current Area Projects



- 1 – New Car Dealership
- 2 – New Office Building
- 3 – New Aventura Luxury Apartments
- 4 – New Office Building
- 5 – Planned Office Building
- 6 – New Self-Storage
- 7 – Future C-Store

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,123	37,752	91,889
Households	2,075	13,928	33,090
Average HH Income	\$105,031	\$116,507	\$116,447

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