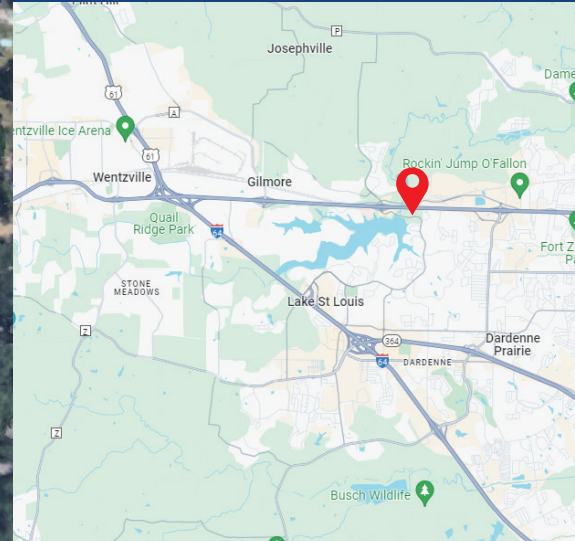


**BACK ON THE
MARKET!**

**FOR
SALE**



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

PROPERTY HIGHLIGHTS

- 14.01 Development site; Two parcels of 5.82 and 8.19 acres
- Zoning C-1, with Uptown Overlay R-6 or PUD necessary for multi-family
- Frontage on I-70 ADT +120,000 per day
- 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
- 5.82 Acre Parcel: \$1,350,000; 8.19 Acre Parcel: \$1,422,000
- **Total Sale Price (14.01 Acres): \$2,772,000**



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