



Creve Coeur Airport

CREVE COEUR AIRPORT RD

17.72 Acres Also Available  
(separate owner) with access to  
Creve Coeur Airport

★ **SUBJECT  
25.54 ACRES**

MORGAN AVE

MARYLAND HEIGHTS EXPY

CREVE COEUR MILL RD

PRIVATE RD

RIVER VALLEY DR

# LAND FOR SALE 25.54 ACRES

15189 RIVER VALLEY DRIVE  
MARYLAND HEIGHTS, MO 63043

**Asking Price: \$3,893,828 (\$3.50/SF)**

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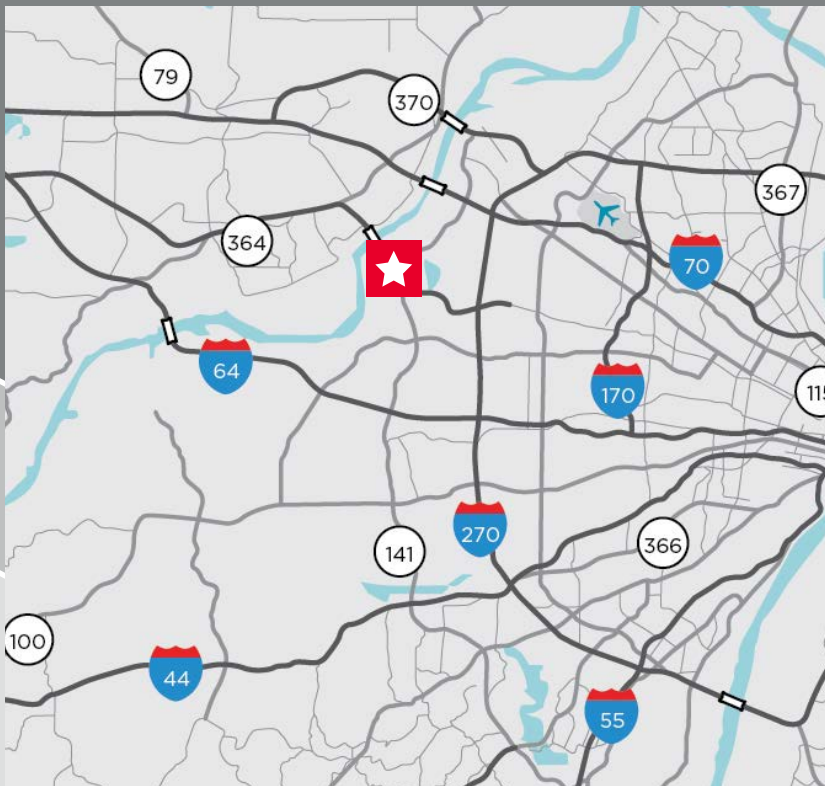
# PROPERTY HIGHLIGHTS

25.54 Acres Available - can be assembled with adjacent 17.72 acres (separate owner) for a combined 43.26 acres

Immediate access to Hwy 141 and Hwy 364

In the heart of the rapidly developing Maryland Heights corridor

## HIGHLIGHTS



- Water, sewer, and electric located at the site
- Natural gas nearby
- Brand New 500 CFS storm water lift station nearby
- Currently Zoned "NU" - All uses will require rezoning
- Proposed commercial amenities nearby
- 932' of Frontage to River Valley Dr.
- Less than 1/4 Mile to Hwy 364/ Page Extension
- City Comprehensive Plan Accepted Uses - Office Distribution, Office Flex, Office Campus, Mixed Use
- City Comprehensive Plan Conditionally Accepted Uses: Light Industrial, Institutional, Recreation, Entertainment, Regional Retail, Service Retail, Multi-Family Residential, Agriculture
- Howard Bend Levee District - 500 year levee protected area



364 Logistics Center ★

KBG Maryland Heights Commerce Center ★

JMN Trucking & Storage ★

The Junction ★

Maryland Park ★

KBG Maryland Heights Apartments ★

Additional 17.72 Acres ★

SITE 25.54 Acres ★

MARYLAND HEIGHTS

TriStar Westport Commerce Center ★

McCarthy ★

Whirpool ★

River Valley Commerce Center ★

# AERIAL MAP

## MARYLAND HEIGHTS STATISTICS

- \$1.7 Billion in capital investment and new development from 2022-2024
- 2,200,000 Square Feet of New Construction since 2022
- 6,500,000 Square Feet of Planned New Construction Approved



**CUSHMAN &  
WAKEFIELD**



St. Charles - 1 Mile

394  
PAGE AVE

1,245 FT.  
SUBJECT  
764 FT.  
1,425 FT.  
945 FT.

141  
MARYLAND HEIGHTS EXPY

Westport - 1 Mile

For more information,  
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