

Colliers

DISCOVERY  
ELEMENTARY

Lindell Bank  
*The Bank of Personal Service*

1.70 AC  
Site

Discovery Path Ln

# 1.70 Acre Development Opportunity

Sale Price:

**\$407,286.00**  
(\$5.50 PSF)

**Contact us:**

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## Hwy 94 & Discovery Path Lane St. Charles, MO 63301

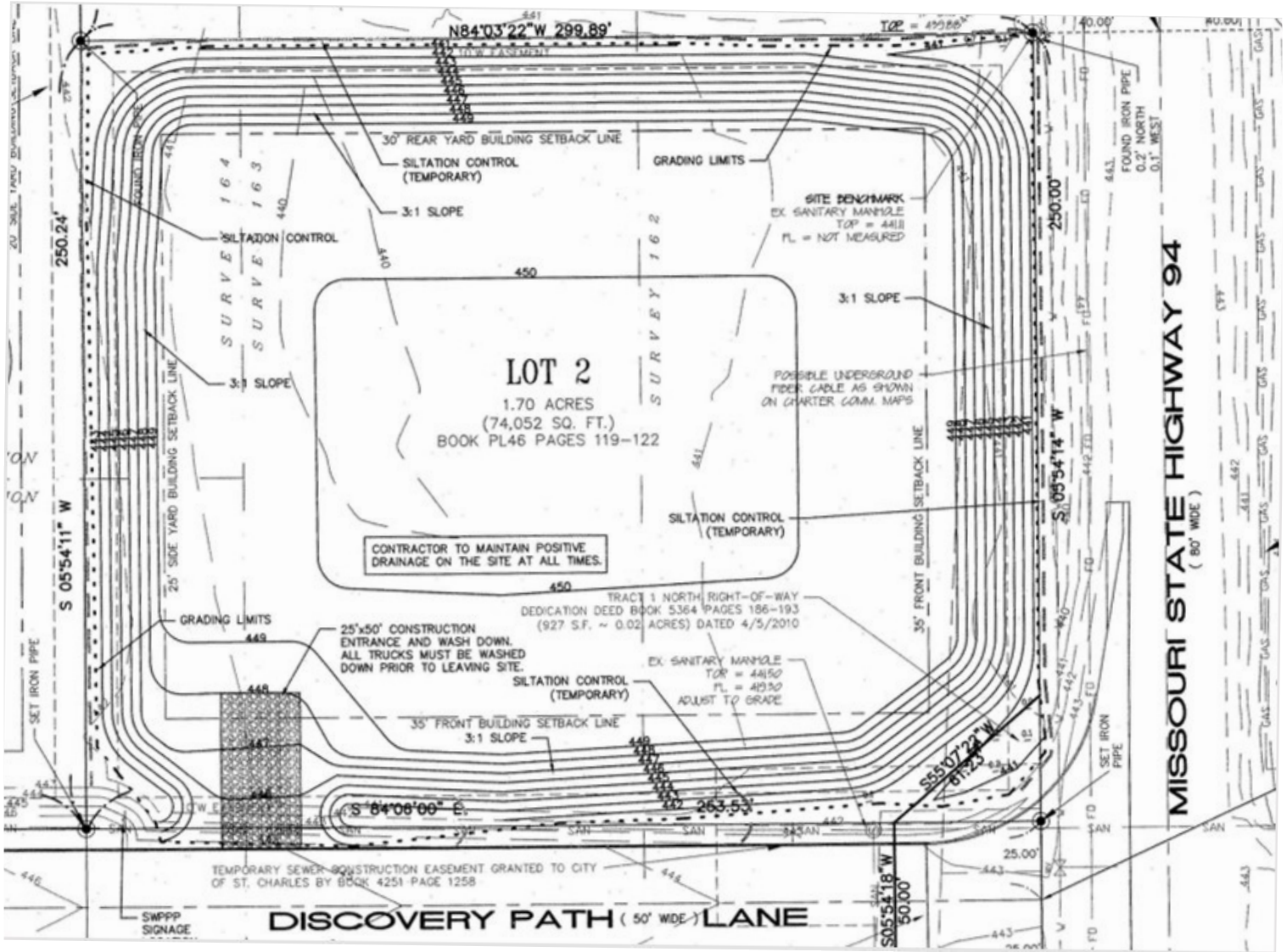
### 1.70 acres ready for development

- › Approximately 1.70 AC lot
- › Corner lot on North Highway 94 and Discovery Path Lane
- › Adjacent lots are Lindell Bank and Discovery Elementary School
- › Traffic Count: 13,601 VPD
- › Utilities on site
- › Easy access to I-70 and I-270 via Highway 370

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Accelerating success.

# Site Plan



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