

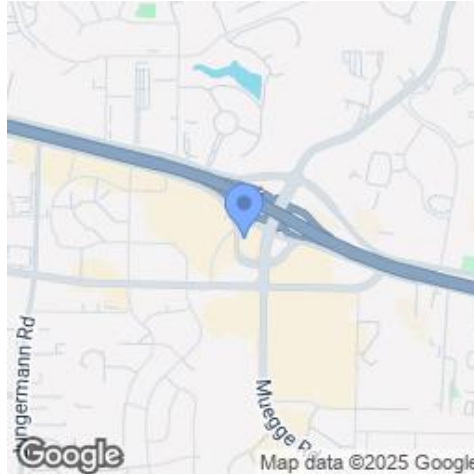
Property 360 Property View w/Map

3949 Veterans Memorial Parkway, St Peters, Missouri 63376

Listing

MLS#: **24009978**
 List Date: **02/28/2024**
Recent: 10/29/2025 : Back On Market : PND->ACT
 County: **St. Charles-MO**
 Muni/Twp: **St. Peters**
 Prop/Sub Type: **Commercial Sale/Unimproved Land**
 Subdivision: **Brookmount Estate 12**

Status: **Active**
 Expected Dt:
 Curr Price: **\$899,000.00**
 Orig Price: **\$1,500,000**
 DOM: **423**
 CDOM: **423**
 Exp Date: **12/31/2025**



General Information

Bldg Name:	Sct/Twn:	Yr Built/Est. Age: 1970/55
Levels:	# Stories:	Stories Ttl: 1
Lot SqFt: 22,651	Lot Size: .520 ac (Public Records)	Lot Dim: 231X167X125X130
Sqft Total: 1,596	Sqft Above: 1,596	Sqft Below:
1st Fl SqFt: 1,596	2nd Fl SqFt:	SqftAbv/PSF: 1,596/\$563.28
Sqft Bldg: 1,596	Sqft Off:	Sqft Rtl:
# Bldgs: 1	Unit #:	
Schl District:	Area: 404 - St. Charles West	

Features

# Bldgs: 1	Fire Tag Rq:	Ceiling Height:
# Drive Dr: 3	Possible Use: Automotive, Gas Station	
Basement: No		
Inclusions: Business, Building, Land, Equipment, Fixtures, Inventory		

Additional Features

Property Cond:	Roof: Flat
Garage: No	Attached Garage:
Parking: 0/Lighted, Paved, Asphalt	Carport: No
Construction: Brick, Concrete, Block, Glass, Other	Model:
Waterfront: No	Pool: No
Road Frontage: County Road, Interstate, Other	Road Surface:
Other Struct: Storage	
Disclosures: Unknown, Other, Flood Plain No	

Systems & Utilities

Cooling: None	Heating: Gas, Forced Air
Sewer: Public Sewer	Sewer Main Diam:
Water: Public	Water Main Diam:
Other Equip: Fuel Tank(s)	
Utilities: Electricity Available, Natural Gas Available, Water Available, Sewer Available, Phone Available	

Public Remarks

Branded Conoco station in great location just off Cave Springs and Hwy 70. Property includes lobby area for snacks, drinks, etc., gas pumps, underground tanks, 3 garage bays and some equipment to stay. Don't miss the chance to have your own shop. Location: Corner Location, High Traffic, Hwy/Interstate Frntg

Financial Information

1st Assum: No	2nd Mrtg: N/A
Listing Terms: Cash, Conventional	

Legal/Taxes

Parcel ID: **6-0016-0979-00-0019.3000000**

Occupant Type: **Owner**

Owner/Occupant Name: **Gtd Land Development LLC**

Owner Phone:

Taxes: **\$9,562.00**

Tax Year: **2023**

Prop Asd Cty Tx:

Showing

Showing Rqmts: **Showing Service, Appointment Only, List Agent Accompany**
Directions: **GPS friendly.**

Listing/Contract Info

Listing Service: **Full Service**

Listing Agreement: **Exclusive Right To Sell**

Possession: **Close Of Escrow**

Special Listing Conditions: **Standard**

Licensee Assisting Seller: **Seller's Agent**

Seller Concessions:

Docs On File: **Profit & Loss Statement, Other**

Realtor Remarks: **Please contact listing agent or schedule online for all showings. Please allow at least 2 hour notice. Thank you..**

Agent/Broker Info

List Office: **[Exit Elite Realty \(EXER01\)](#)**

Office Phone: **636-4643222**

Office Fax: **636-464-3226**

Address: **630 Jeffco Blvd, Arnold, MO 63010**

Off License #: **2006039550**

List Agent:

Contact #:

LA Email:

LA License #:

[Bill Holloway \(SBIHOLLO\)](#)

314-504-3323

bholloway@exitstl.com

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