

**FOR SALE: 740-748 Long Road Crossing Dr. & 720-761 N. Trade Center
Chesterfield, MO 63005**

terra
CORPORATE PARK



FULLY DEVELOPED LOTS NOW AVAILABLE!

IN THE HEART OF CHESTERFIELD VALLEY - A REGIONAL SHOPPING & ENTERTAINMENT HUB

TERRA INVESTMENTS

(314) 276-8710

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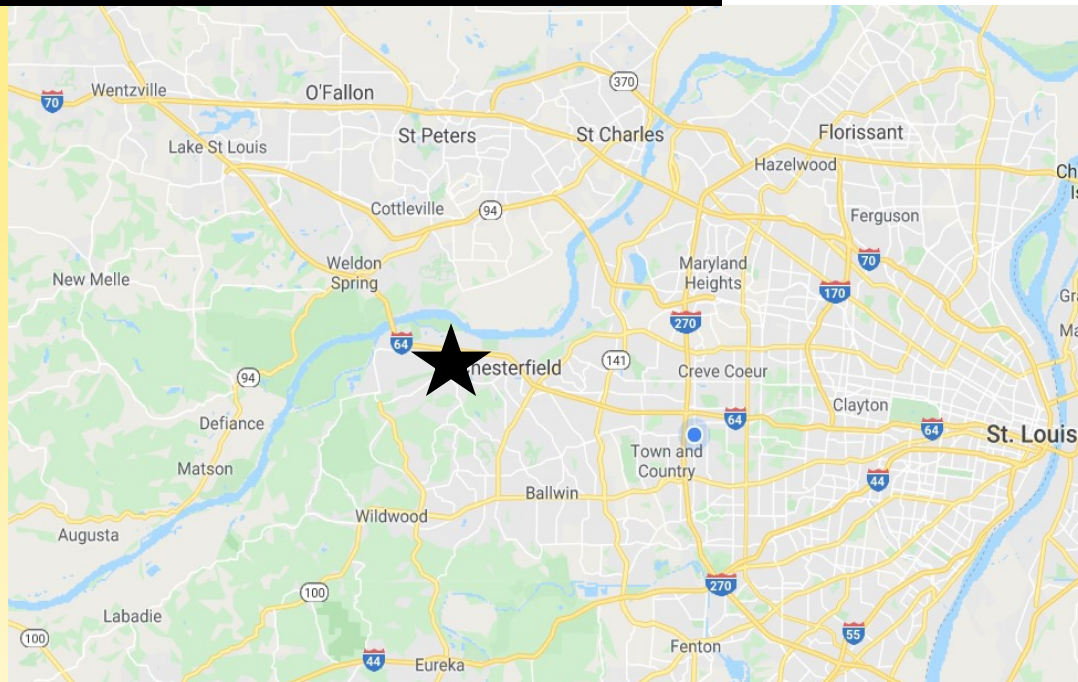
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Property Details:

- Pad Ready Commercial Lots Available
- Lot Sizes Range from .82 Acres up to 23.65 Acres
- Mixed Use Development Opportunity suitable for:
 - Office
 - Retail
 - Hotel
 - Medical
 - Flex
 - Restaurant
- Excellent Visibility from two major thoroughfares; I-40/64 and Chesterfield Airport Road
- 600 +/- Feet of Frontage on I-40/64 and over 1,000 Feet of Frontage on Chesterfield Airport Road
- Located in the heart of Chesterfield Valley
- Easy ingress and egress with multiple access points servicing the Lots
- Lots can be combined or demised
- For More Information, please contact:



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DEMOGRAPHICS	1 - Mile	5- Mile	10 - Mile
Total # of Employees	8,974	49,299	243,060
Average HH Size	2.80	2.70	2.60
Ave. HH Income	\$204,000	\$142,272	\$113,577