

FOR SALE

POLLARD & BAGBY
REAL ESTATE

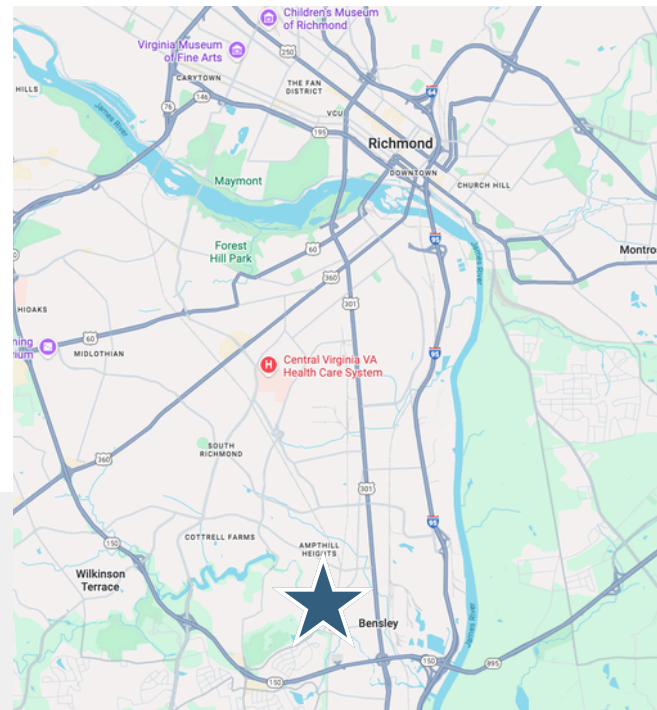
Cogbill Road Portfolio



Located across three contiguous parcels totaling 3.43 acres, this industrial-zoned property offers functional on-site improvements—including a 3,200 SF metal office, 1,800 SF warehouse, and a 2,018 SF residence alongside valuable open land. The site provides flexible use, ample yard space, and strong accessibility. With zoning shifting to Employment Center (EC) in 2026, the property supports a wide range of future uses and carries credible redevelopment potential given nearby medium-high density designations. A compelling opportunity for both commercial users and developers seeking acreage with dual-path value.

PROPERTY FEATURES:

- Total Land: 3.43 acres across three contiguous parcels
- **3136 Cogbill Road:**
 - 1.527 acres; 3,200 SF office + 1,800 SF warehouse;
- **3138 Cogbill Road:**
 - 1.49 acres; 2,018 SF house, 3 BR, 2 BA
- **5301 Castlewood Road:**
 - 0.406 acres; open land
- Zoning: Industrial (Employment Center "EC" zoning effective 2026)
- Uses: Warehouse, light industrial, office, research and technology
- Redevelopment: Residential rezoning potential
- [Link to video overview](#)
- [Link to Chesterfield zoning](#)



FOR PRICING AND QUESTIONS CONTACT:

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3136 COGBILL ROAD:



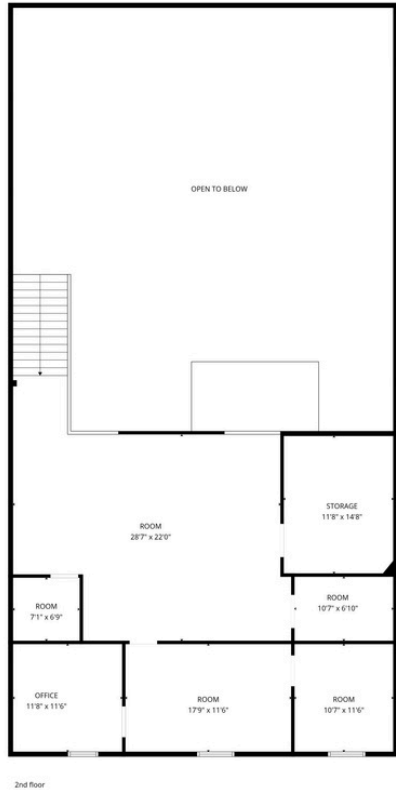
3138 COGBILL ROAD:



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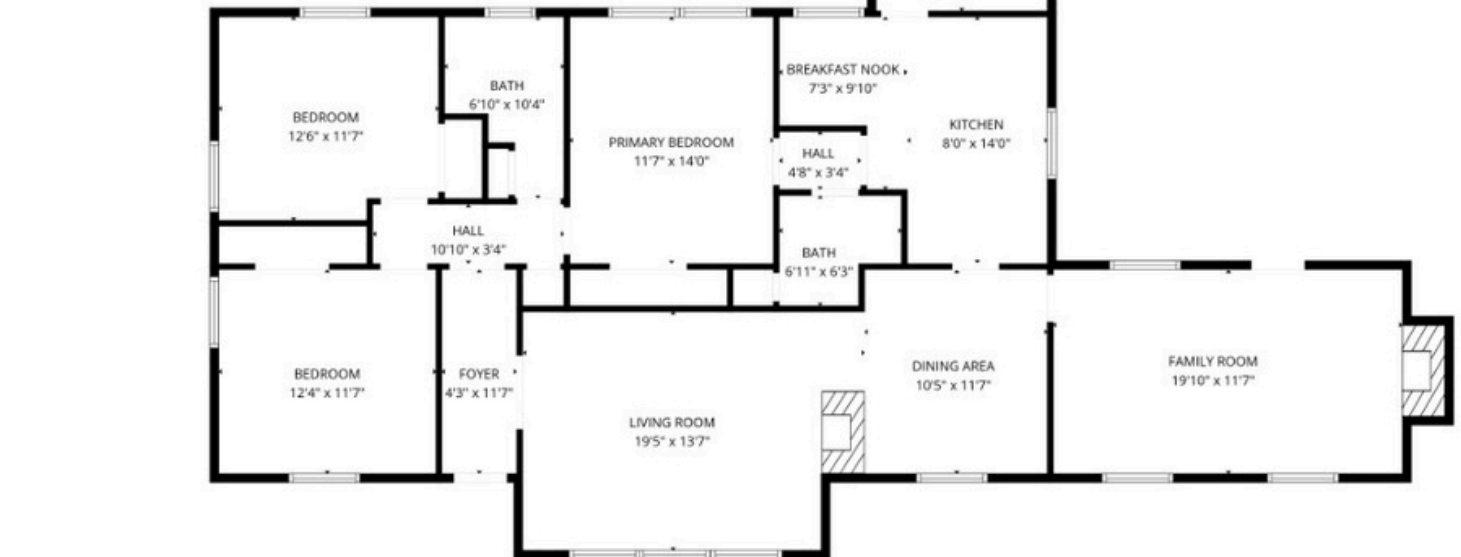
FLOOR PLANS:



3136 COGBILL ROAD:

Total GLA: 3024 sq. ft | Total: 5009 sq. ft
1st floor: 1551 sq. ft (Excluded areas 1801 sq. ft)
2nd floor: 1473 sq. ft (Excluded areas 1873 sq. ft)

FLOOR PLAN CREATED BY CUBICSCA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



3138 COGBILL ROAD:

Total GLA: 1630 sq. ft | Total: 1770 sq. ft
1st floor: 1630 sq. ft (Excluded areas 140 sq. ft)

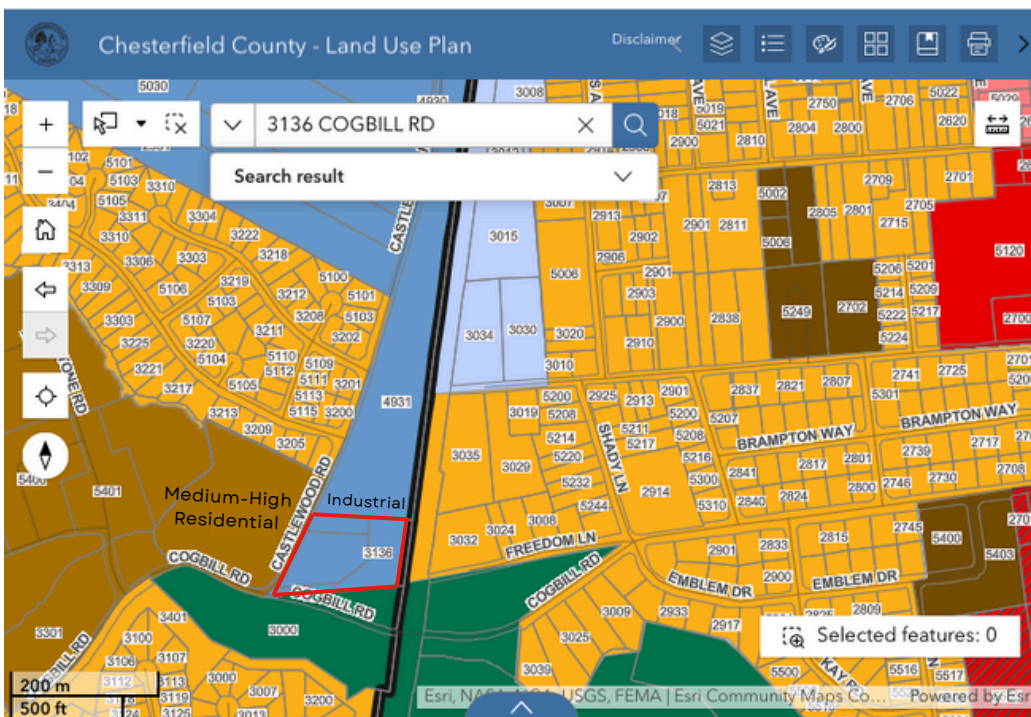
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SURVEY:



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.