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Explore the Possibilities of a Simpler Life...

PHASE 2



PHASE 3

GRAVOIS ROAD



PHASE 2 & 3 SPRING MILL VALLEY

HOUSE SPRINGS, MO

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

DANIEL FLAIZ
INVESTMENT SALES AND LEASING BROKER
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MCKELVEY PROPERTIES
17280 N Outer 40 Rd, Chesterfield, MO 63005

PLOTTED DEVELOPMENT LOTS | PHASE 2: \$660,000 | PHASE 3: \$195,000 | EXISTING UTILITIES

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Spring Mill Valley Phase 2 & 3 are now available for sale as an entire residential development. This fully planned community consists of a variety of home lots, ideal for builders looking to create custom homes in a thoughtfully designed neighborhood. With all necessary infrastructure already in place, the development offers a prime location for residential growth, featuring convenient access to local schools, shopping, and major transportation routes. Perfect for homebuilders seeking a turnkey project, **Spring Mill Valley** provides an excellent opportunity to develop a vibrant, high-demand community from the ground up.



Sale Price:	Phase 2: \$660,000, Phase 3: \$195,000
Property Address:	Gravois Road & Erin Meadow
City, State, Zip Code:	House Springs, MO 63051
Property Type:	Residential Development
Lot Size:	Phase 2: 9.34 Acres, Phase 3: 9.53 Acres

PHASE 2 & 3

PHASE 2: \$660,000

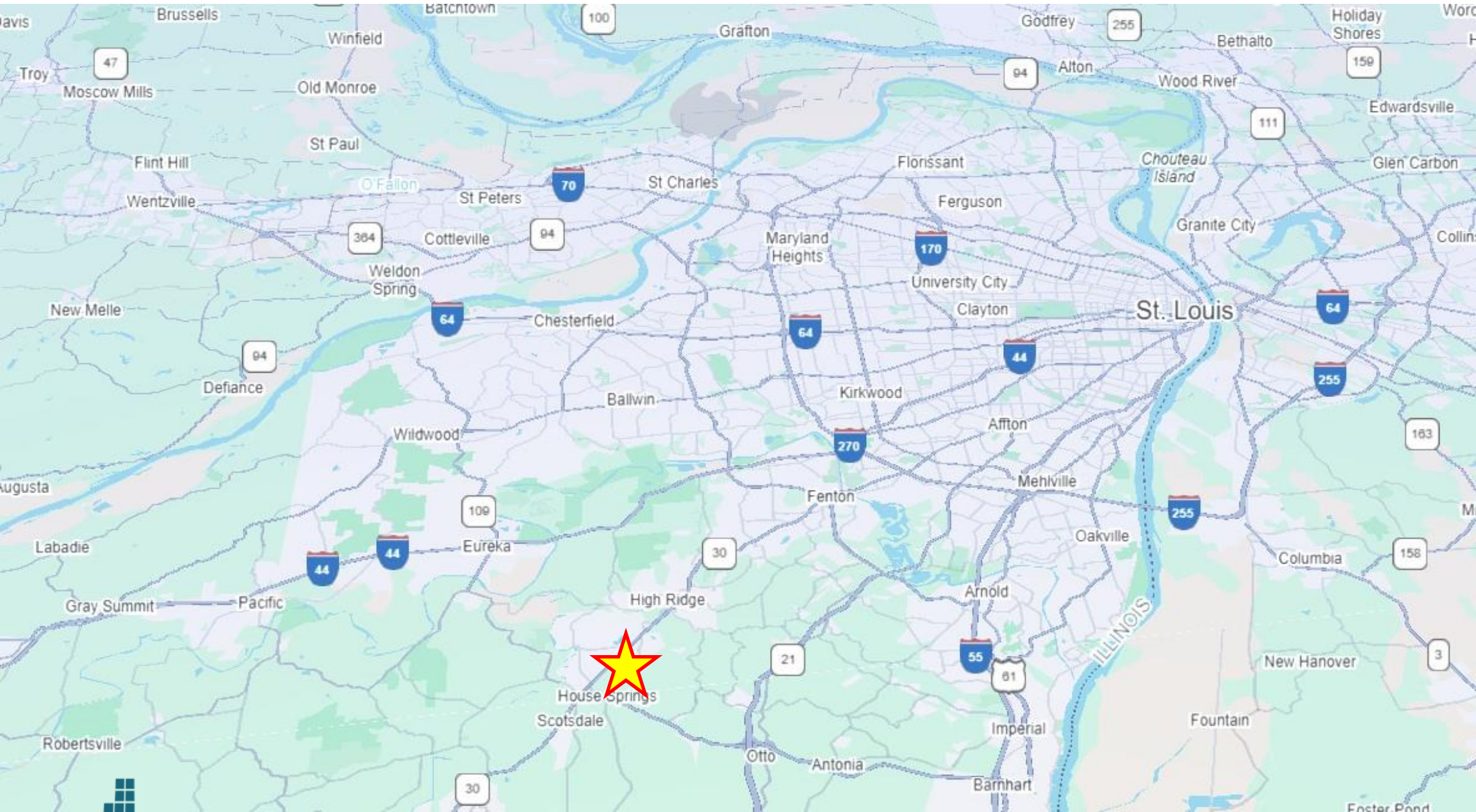
- 26 Lots – 9.34 Acres
- Cleared
- Rough Graded
- Utility Trenches Pre-Blasted
- Sewer, Water, & Electric at Entrance
- Preliminary Plat Approved

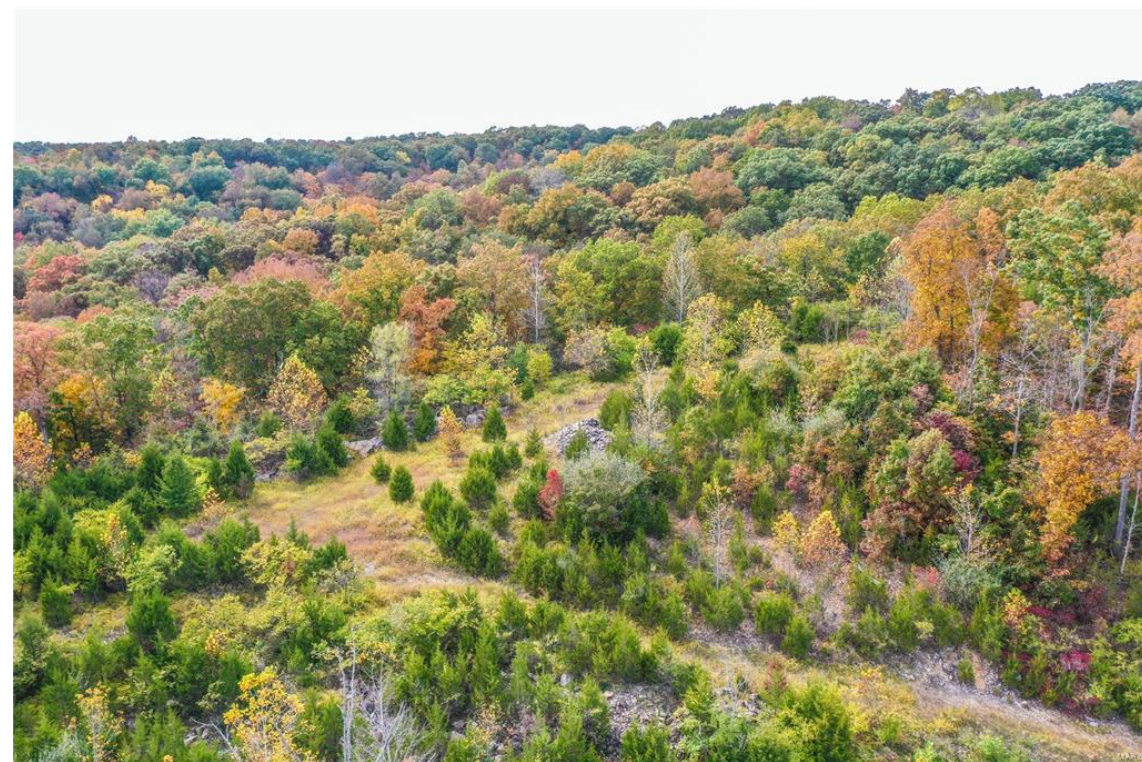
PHASE 3: \$195,000

- 9.53 Acres
- Sewer, Water, and Electric at Entrance

Site Plan, Grading, Soil Tests, and Cover Sheet Available**

MAP OVERVIEW





LOCATION OVERVIEW

House Springs, Missouri, presents an excellent opportunity for land development, offering a combination of affordable land prices and proximity to St. Louis, making it an attractive option for residential or mixed-use projects.

Located approximately 25 miles southwest of St. Louis, the area provides easy access to major highways, particularly Interstate 44, which ensures convenient commuting for potential residents to the St. Louis metro area. The real estate market in House Springs is more affordable than in surrounding suburbs, with lower land costs and ample space for larger developments.

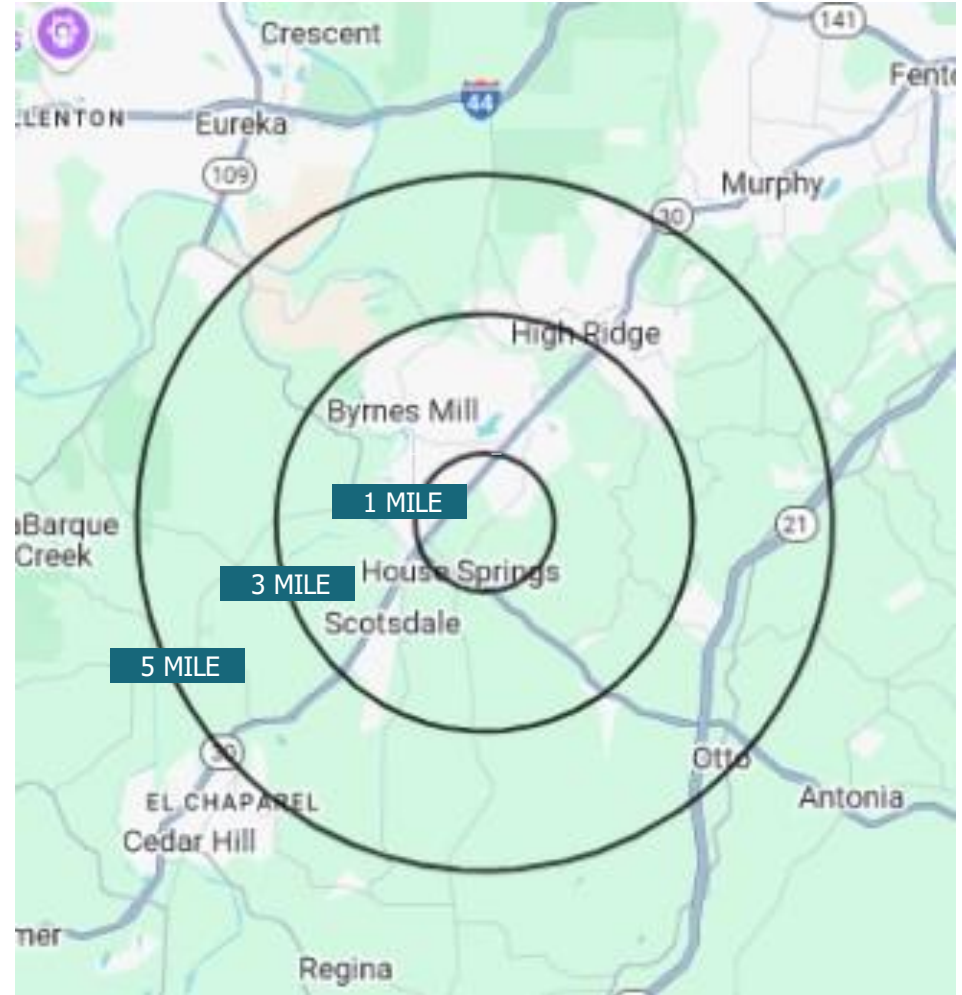
The area's population of around 15,000 and its proximity to growing communities like Fenton and Arnold make it a promising location for new residential developments. The region is predominantly residential with some commercial and agricultural zoning, which could offer flexibility for developers. The local school district and recreational parks further enhance the area's appeal for family-oriented projects. Additionally, as demand for affordable housing continues to rise in suburban areas surrounding St. Louis, House Springs offers strong potential for future growth, making it a wise investment for developers looking to build in a quieter, yet accessible, location.

With a growing demand for affordable housing and larger lot sizes, House Springs is poised for long-term appreciation, making it a strategic choice for land development



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	688	7,559	24,304
2024 Population	725	7,843	25,237
2029 Population Projection	754	8,134	26,179
Median Age	47.9	42.7	42
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	288	2,899	9,287
2024 Households	303	3,019	9,664
2029 Households Projection	316	3,135	10,033
Average Household Size	2.4	2.6	2.6
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$93,377	\$97,597	\$92,758
Median Household Income	\$67,999	\$75,632	\$72,085



25,237

2024 POPULATION
(5 Miles)

\$92,758

AVERAGE HH
INCOME
(5 Miles)

\$72,085

MEDIAN HH
INCOME
(5 Miles)

PHASE 2 & 3 SPRING MILL VALLEY

HOUSE SPRINGS, MO 63051

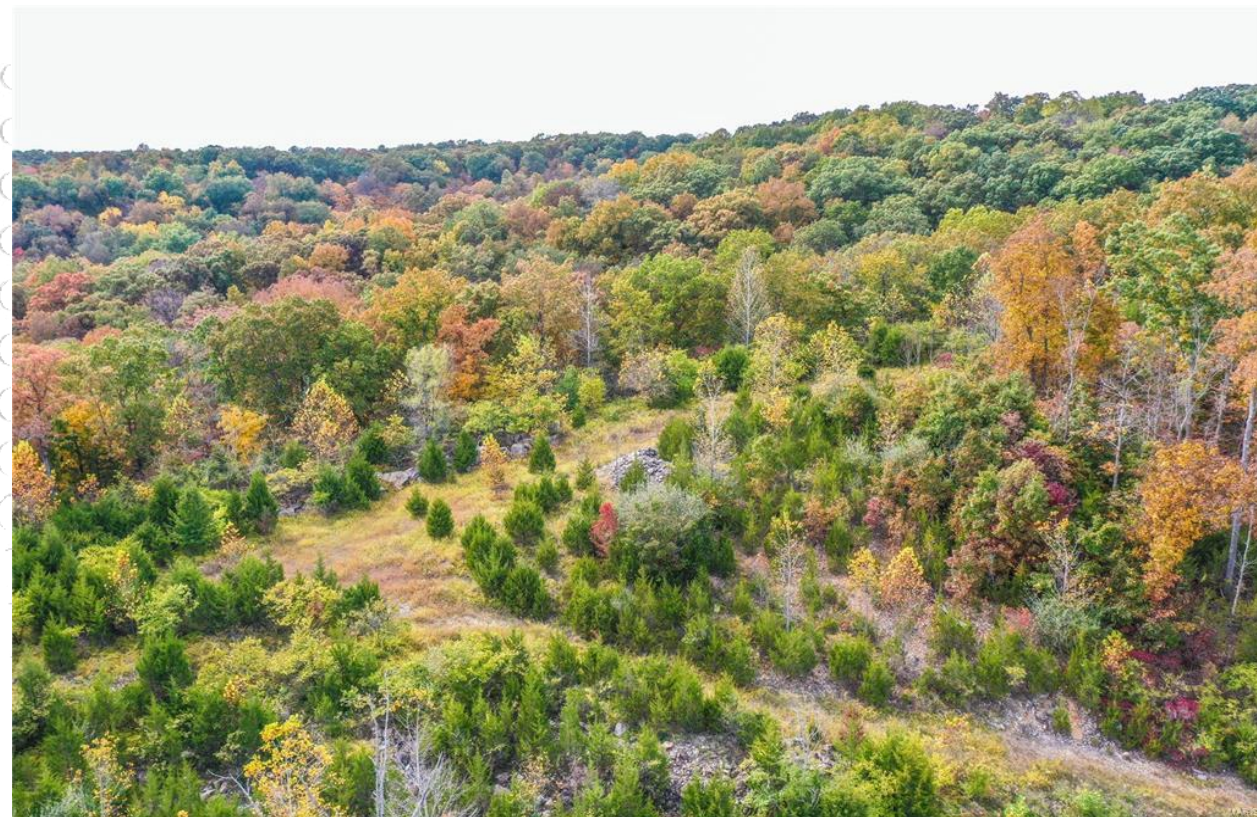
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