

OFFERING MEMORANDUM

LOT 2B MEXICO RD. & FIRST EXECUTIVE AVE.

SW QUADRANT MEXICO RD. &
FIRST EXECUTIVE AVE.

Saint Peters, MO 63376

PRESENTED BY:

ADDISON LIJEWSKI

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MO #2019023222

WILL HOLMAN

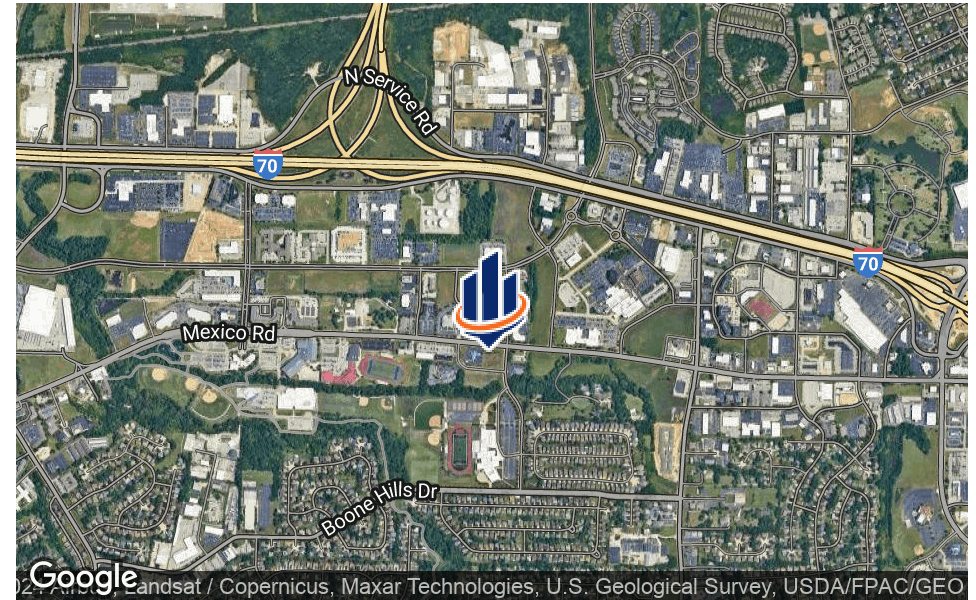
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MO #1999033650



PROPERTY SUMMARY



SALE PRICE

\$1,024,530

PROPERTY HIGHLIGHTS

- 1.47 Acres +/-
- Located at a Lighted intersection
- High Traffic Counts
- Zoned SD - RC
- Off site Water Detention

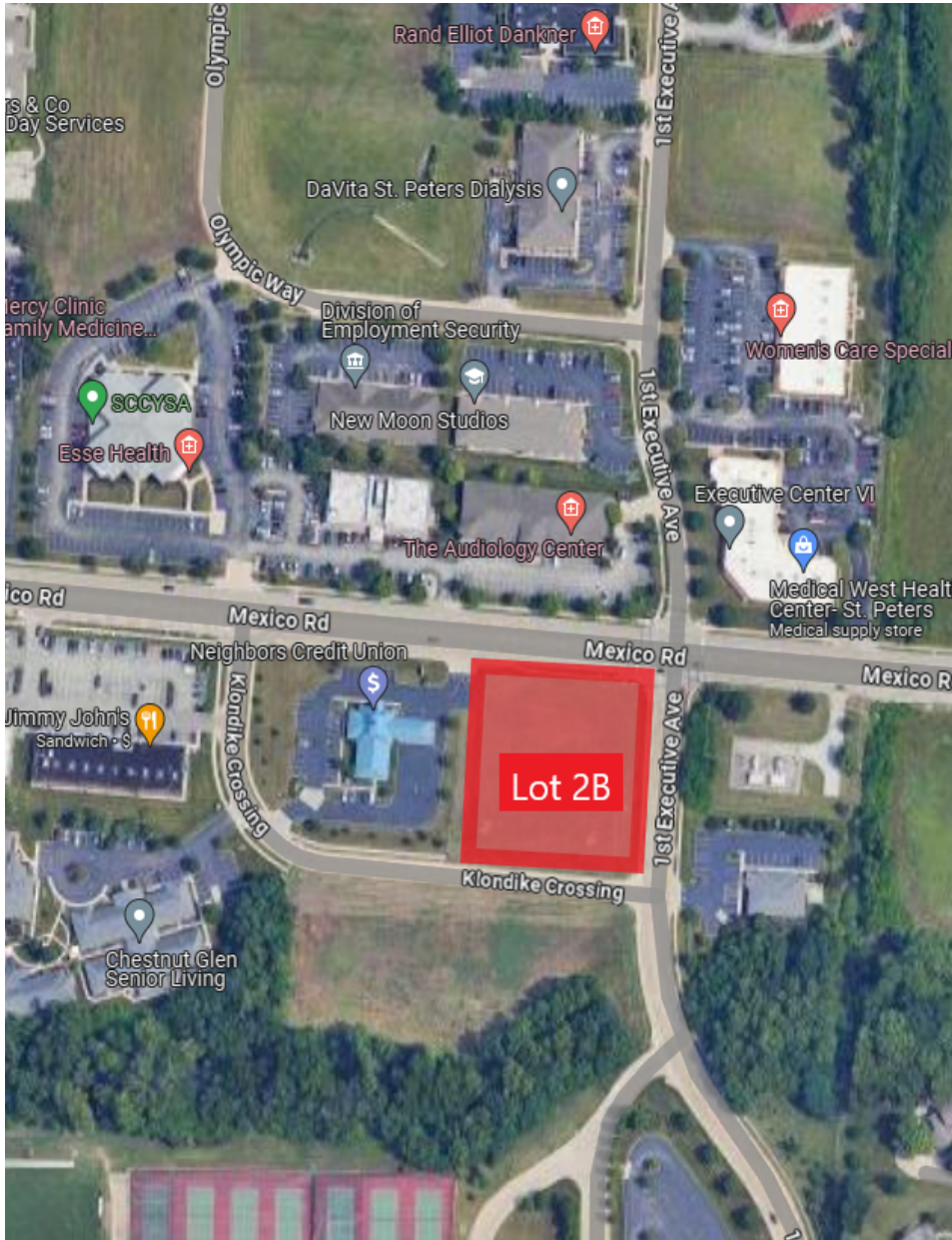
OFFERING SUMMARY

LOT SIZE:	1.47 Acres
PRICE / ACRE:	\$696,959
APN:	2-0146-A849-00-002B.000000

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,408	26,116	59,672
TOTAL POPULATION	8,414	66,616	152,855
AVERAGE HH INCOME	\$79,492	\$79,337	\$78,452

PROPERTY DESCRIPTION



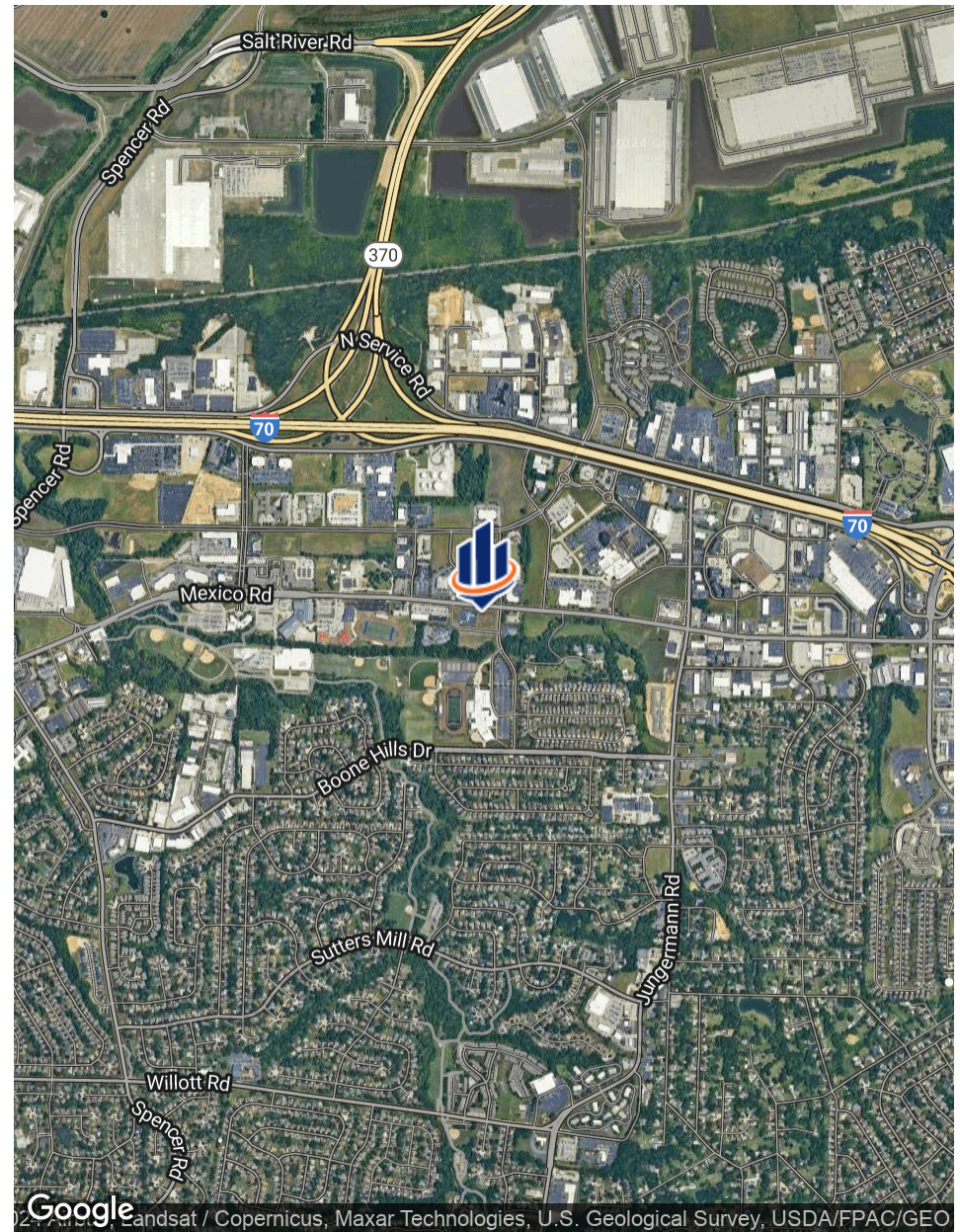
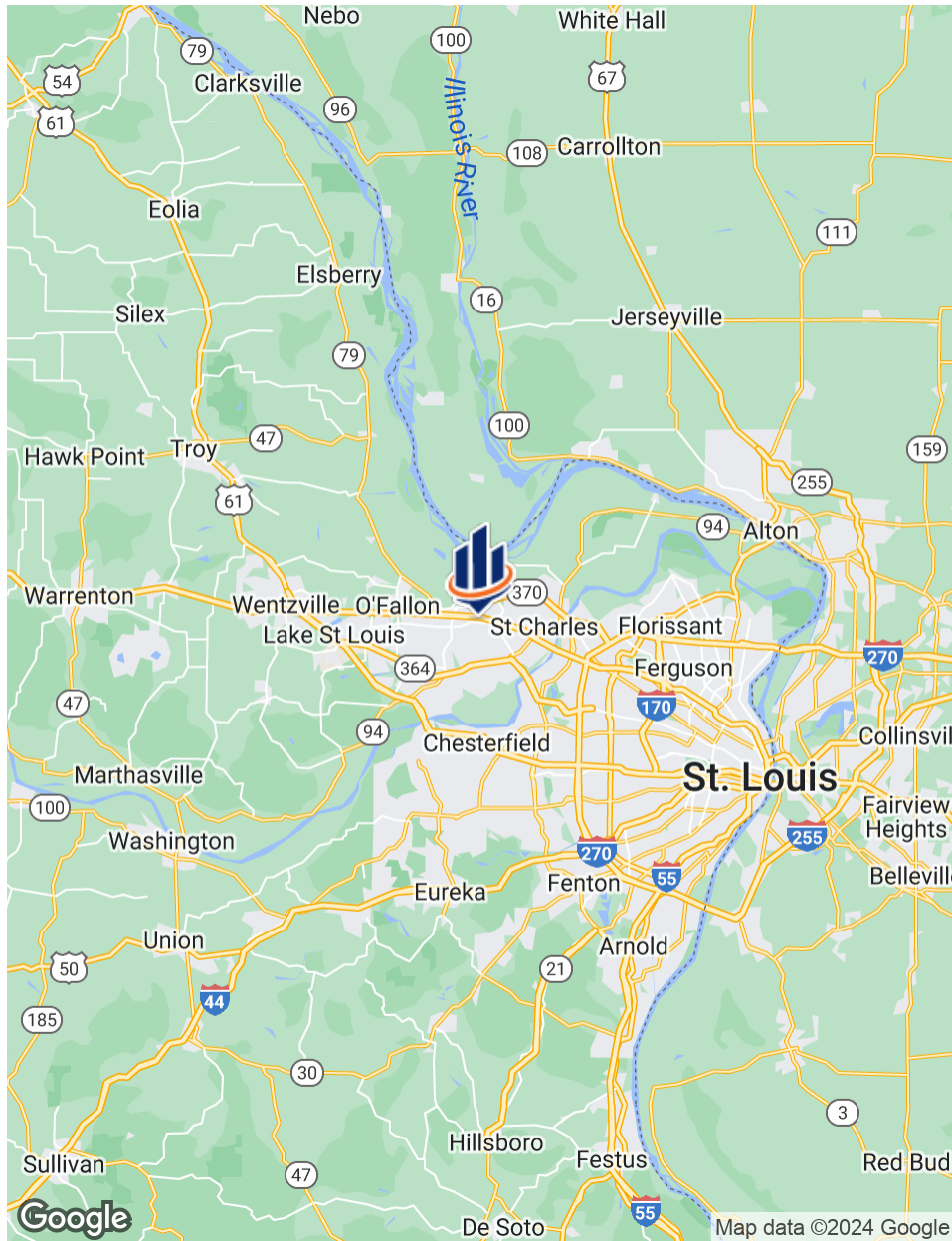
PROPERTY DESCRIPTION

SVN | Holman Partners is pleased to present a 1.47 Acre parcel located at the southwest corner of the signalized intersection of Mexico Rd. & 1st Executive Ave. in St. Peters, MO. This parcel shares a Mexico Road entrance with Neighbors Credit Union. Klondike Crossing also provides access to the site. The property could be developed for a single tenant drive-thru or a multi-tenant strip with a drive-thru end cap tenant. St. Peter is a young, vibrant, forward-thinking community that is continuously growing to improve both residential and business environments. The surrounding area is home to 2 High Schools, 5 new apartment complexes (over 1,000 units), Barnes Jewish Hospital, extensive retail, the St. Peters Rec-Plex (university style Recreational facility), St. Peters City Hall, and many public parks. There are many national retailers in the area especially with nearby Mid Rivers Mall. There are also many office/medical use buildings to support Barnes Jewish Hospital. There is quick and easy access to the site via nearby Interstate 70 and Interstate 370. Additional nearby main arteries in St. Peters include Mexico Road, Spencer Road, and Veterans Memorial Parkway. The area is rich in development, high traffic counts, great access, and affordable land prices.

LOCATION DESCRIPTION

SVN | Holman Partners is representing multiple Retail Development parcels in St. Peters, Missouri. These parcels are well located at signalized intersections with high traffic flows on main arteries. Most of these site offer off-site detention, utilities located at the site, and preliminary grading is complete. The owner/developer will consider ground lease or build-to-suit for credit tenants. The sites are all located within approximately $\frac{3}{4}$ of a mile of the St. Peters City Campus which includes a large, popular park complex along with the Rec Plex indoor community center. Additionally, Mid Rivers Mall is located within approximately 1 mile of all the sites. The area has a strong mix of Retail, Medical and Professional Office, Education, and City/Public Service.

LOCATION MAP

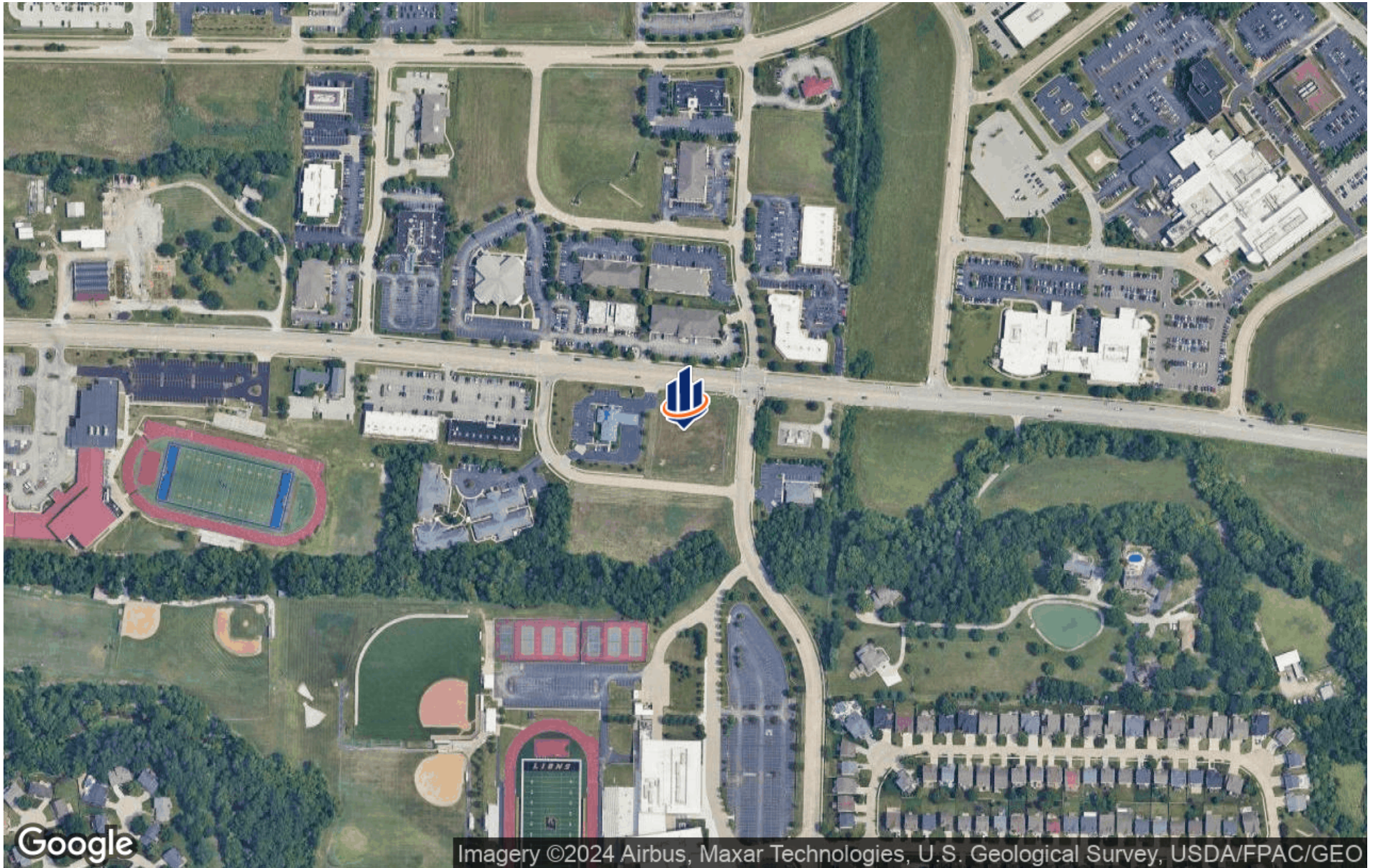


RETAILER MAP



Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

AERIAL MAP

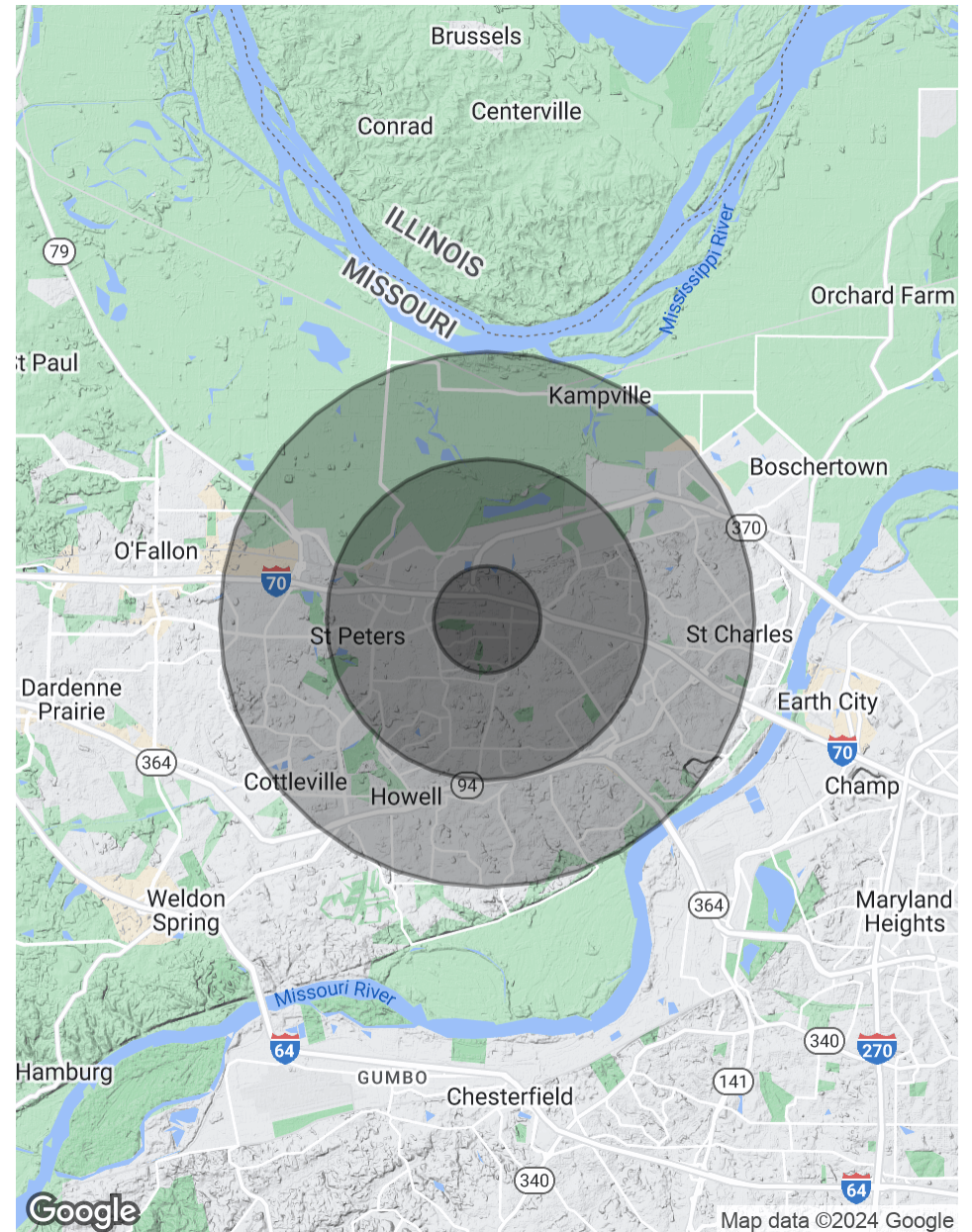


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,414	66,616	152,855
AVERAGE AGE	39.5	37.8	37.9
AVERAGE AGE (MALE)	38.3	35.8	36.3
AVERAGE AGE (FEMALE)	40.4	39.7	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,408	26,116	59,672
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$79,492	\$79,337	\$78,452
AVERAGE HOUSE VALUE	\$195,373	\$188,459	\$196,284

* Demographic data derived from 2020 ACS - US Census



MEET
THE
TEAM

Biography



Addison Lijewski
Advisor

At SVN Holman Partners, Addison specializes in Triple Net Investment properties. Addison currently serves the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Partners, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including an internship in Commercial Lending.

Since joining SVN Holman Partners in June 2019, Addison has closed over \$100 Million in Single Tenant Net Lease properties. In addition to performing broker and advisor duties, Addison also handles all transaction management for the team at SVN Holman Partners. Addison combines her customer service skills, attention to detail, and commercial real estate knowledge to go above and beyond in serving her clients.

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Will Holman
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars [\$1,600,000,000] in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.