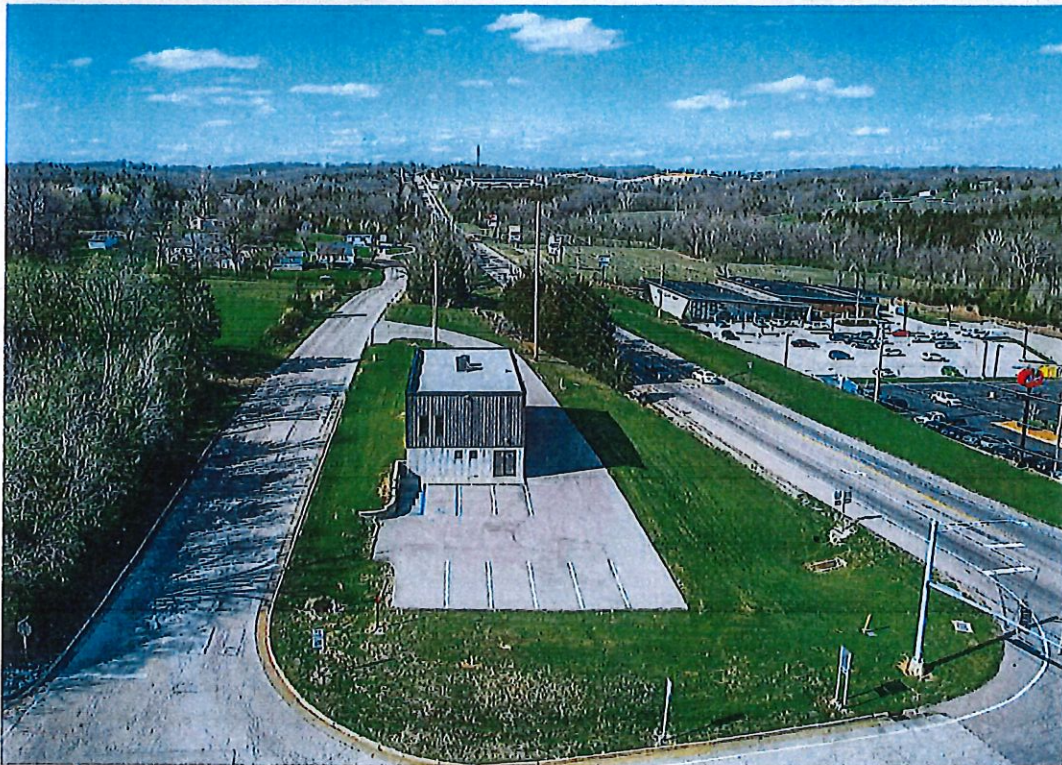


Janie Schriewer & Associates at RE/MAX Results

Marketing Information Packet for
95 Independence, Union MO



Janie Schriewer & Associates

**RE/MAX
RESULTS**



Home to Hardworking Agents

636 239 3003

12 East Front Street, Washington, MO 63090

RE/MAX Results

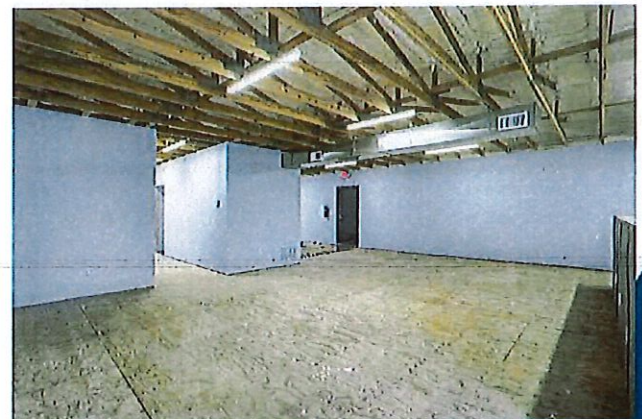
COMMERCIAL DIVISION

Incredible Opportunity
Almost 4,000sqft Ready For Your Vision
95 Independence, Union MO



Property Description

Fronting on Highway 47 between Washington & Union at a stoplight intersection. High-Traffic over 20,000 vehicles per day location in Union MO. Designed for cannabis dispensary, the building has many possibilities in B-2 zoning & works for many types of businesses. Newly Constructed white box building with 2 floors of open layout for your vision & needs. Each floor offers handicap accessible restrooms, Kitchen/Utility rooms, open spaces, and multiple entrances. Many security-specific upgrades like concrete & steel reinforced walls. Currently marked for 11 Parking spaces but more could be added on this 1 acre lot. Perfect opportunity to make this property your own with additional possibilities including Drive-Thru, Garage Door, or stone façade on concrete. Main level could function as retail & 2nd floor could be offices or however you see fit for your uses. This building is awaiting YOU & your vision. Come see!



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www.FranklinCountyMoHomes.com

12 East Front Street, Washington MO 63090

RE/MAX Results

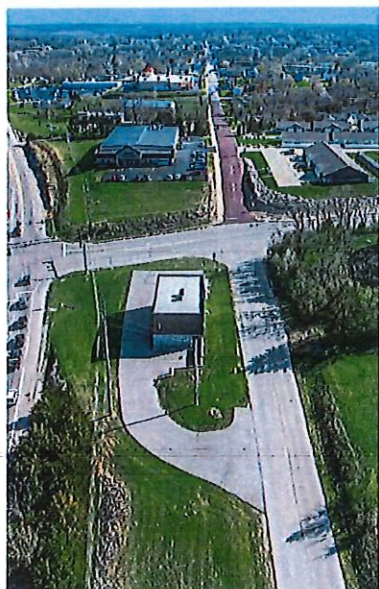
COMMERCIAL DIVISION

95 Independence Drive

Unique Setting with Convenience to I-44

Prime Location in Eastern Franklin County in the heart of the Southwest corridor of St Louis MSA

Location Map



Located on Outer Belt for Union, Independence Drive, & the Major North-South Highway through Franklin County, 95 Independence offers convenient location with ease of access. Just a few minutes from Highway 50 Corridor for East-West Travel from St. Louis to Kansas City. Head Northbound to arrive in Washington in under 10 minutes, Southbound to St Clair in under 10 minutes, East to Pacific in 15 Minutes, and West to Beaufort in 15 minutes.

Key Locations

- <1 Mile to Union Downtown
- 5 Miles to Washington
- 6.5 Miles to Interstate 44
- 7 Miles to St Clair
- 15 Miles to Pacific
- 26 Miles to Warrenton
- 50 Miles to Downtown St Louis
- 53 Miles to Lambert Airport
- 62 Miles to Rolla MO
- 75 Miles to Jefferson City
- 100 Miles to Columbia MO
- 130 Miles to Cape Girardeau
- 145 Miles to Springfield IL
- 175 Miles to Springfield MO

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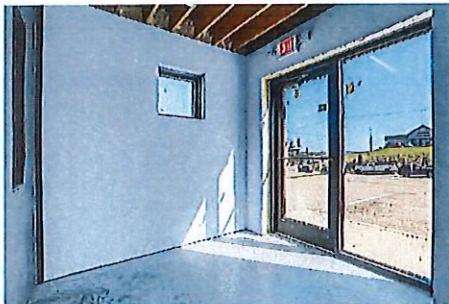
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COMMERCIAL DIVISION

95 Independence Drive

One Acre Corner Lot with High Traffic

Built for a dispensary operation with retail on lower & Office on upper levels.



Key Features

- Convenient Location
- Highway 47 Frontage
- Corner Lot at Traffic Light
- On-Site Parking Spots
- Highway Business District
- Countless Permitted Uses
- Many Construction Upgrades
- White Box Ready For You!

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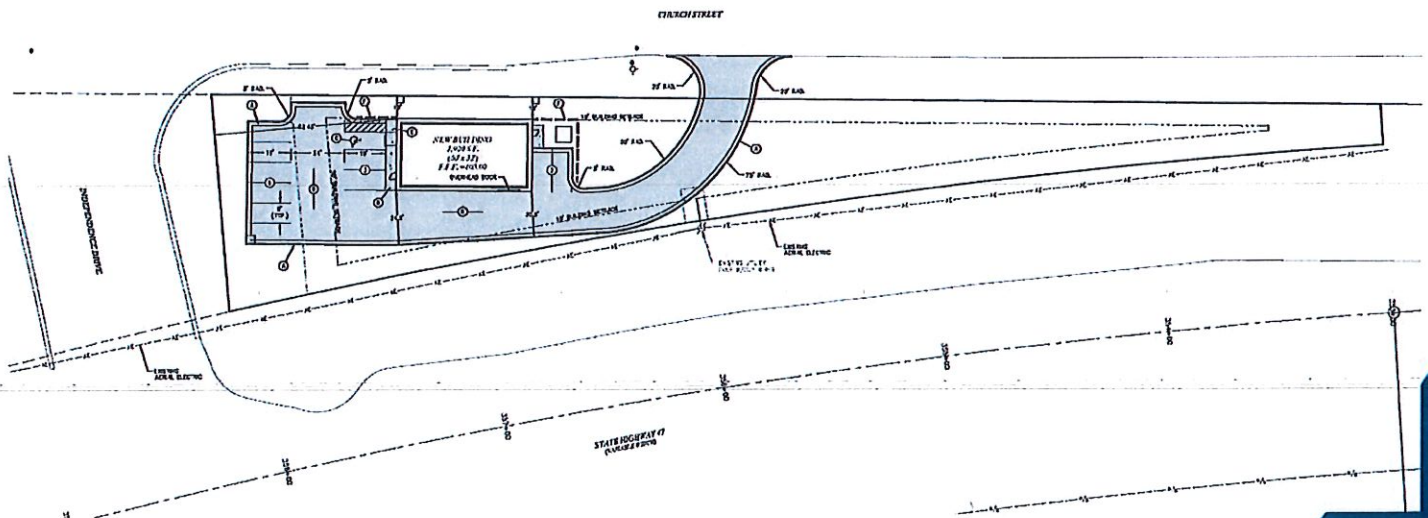
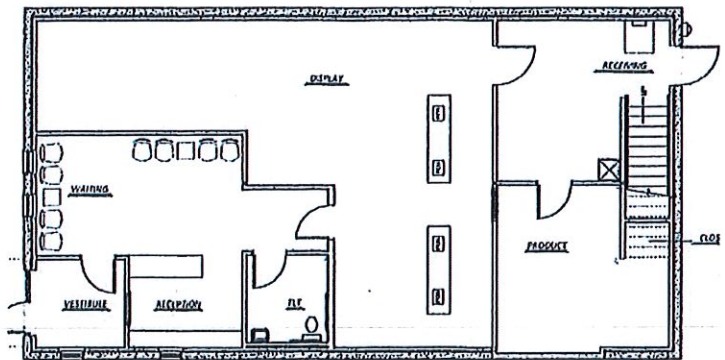
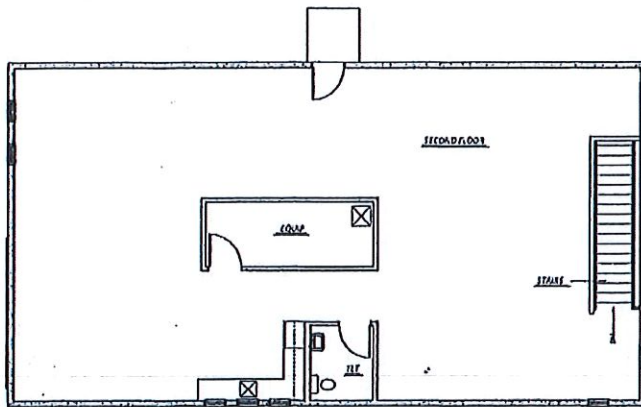
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www.FranklinCountyMoHomes.com

12 East Front Street, Washington MO 63090

Property Description

- Retail Design on Floor 1
- Open Office Design on Floor 2
- Bathrooms on Both Floors
- Front Parking Lot
- Back Parking Spots
- On-Street Parking



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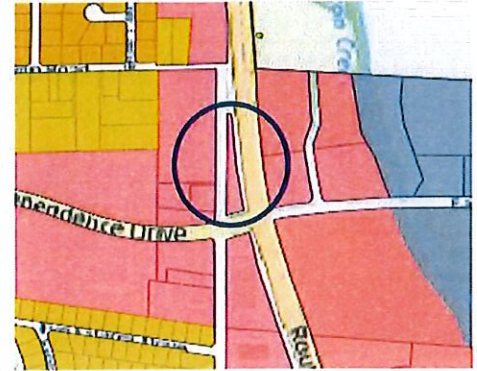
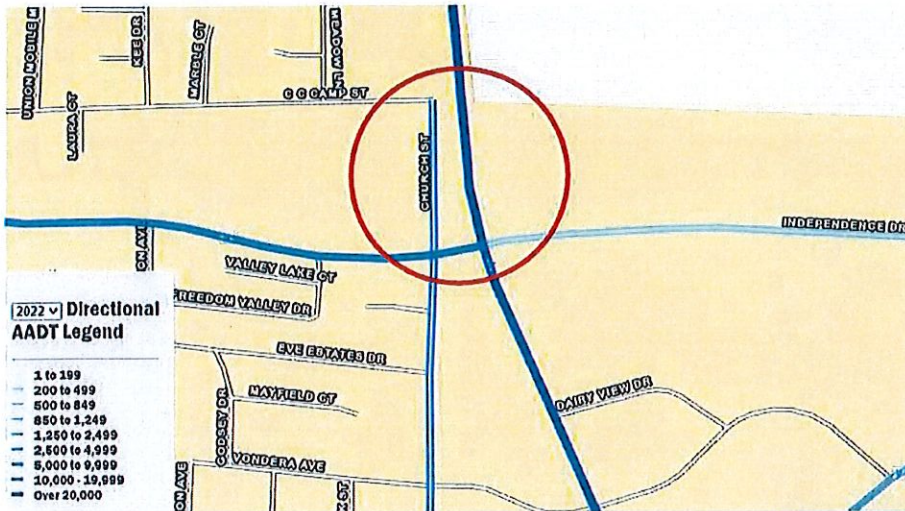
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12 East Front Street, Washington MO 63090

RE/MAX Results

COMMERCIAL DIVISION

Prime Location & Zoning
Unique Setting with Convenience to I-44
95 Independence, Union MO

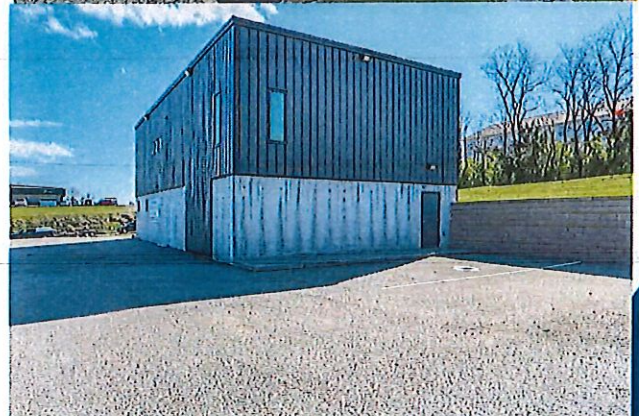


Property Description

Being in Union's B-2 Zoning classification, the property has many Commercial, Retail, & Operational options available, including but not limited to the following:

- Accounting & other Professional Offices
- Agricultural, Construction, & Other Retail
- Auto Sales, Maintenance, & Repair
- Cinema, Theater, or Amphitheater
- Fraternal, or Other Social Clubhouse or Office
- Convenient Store, Alcohol, & Tobacco Sales
- Restaurant & Industry Related Services
- Medical Marijuana Dispensary
- General Storage & Warehousing

Inquire for additional Zoning Information about your specific intended use.



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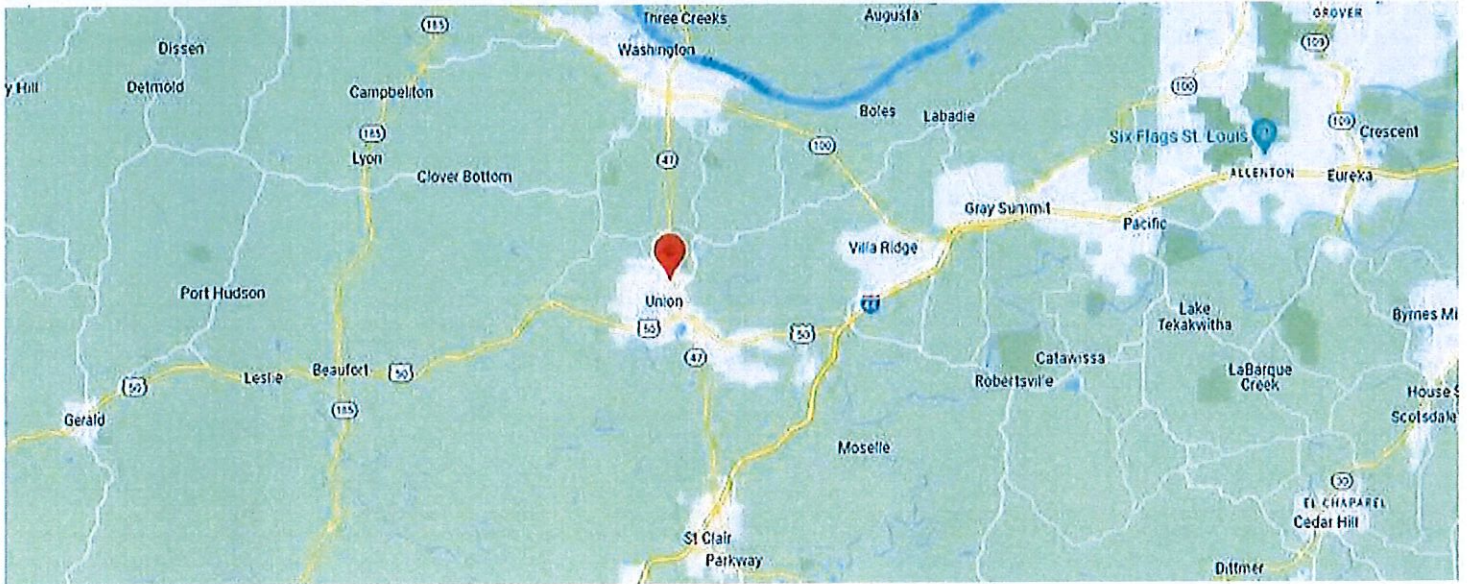
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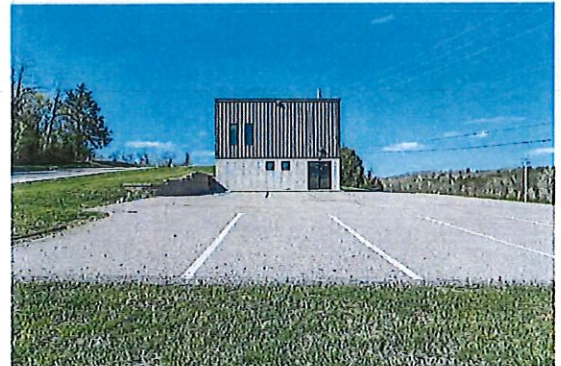
95 Independence, Union MO 63084

Designed for Dispensary but Many Possible Uses

High Traffic Intersection Located within St Louis MSA



Incredible Commercial Opportunity! Designed for cannabis dispensary at a High-Traffic (over 20,000 vehicles per day) location in Union MO. Fronting on Highway 47 between Washington & Union at a stoplight intersection. The building is designed for many types of businesses. Newly Constructed and white box ready, with 2 floors of open layout for your vision and needs. Each floor offers handicap accessible restrooms, Kitchen/Utility rooms, and multiple entrances. Many security specific upgrades including concrete and steel reinforced walls. 11 Parking spaces and more can be added. Has lighting ran to signage on the side of the building and in front in the yard. Drive thru is a possibility as well. Garage door can be added and stone face if you desire. This building is awaiting your vision. Main level could be retail and 2 floor could be offices.



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12 East Front Street, Washington MO 63090

RE/MAX Results

COMMERCIAL DIVISION

Janie Schriewer & Associates at RE/MAX Results appreciate you taking a moment to review the information in this packet about 95 Independence in Union MO.

If you have additional questions about this property, please feel free to reach out to Janie at 314-805-9359 or email at JanieSells@Realtor.com.

Looking forward to working with the seller to find the right buyer for this unique property and opportunity.

RE/MAX Commercial. A Better Way in Commercial Real Estate.

RE/MAX Results | Janie Schriewer & Associates

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12 East Front Street, Washington MO 63090





RE/MAX Results

**SELLER'S DISCLOSURE STATEMENT
(LIMITED)**

Seller hereby makes the following disclosures and representations regarding the property known as

95 Independence Drive, Union, MO 63084

1. Seller has received or obtained the following inspections, tests, surveys, reports, or repair estimates (list all items).

If none, check here: ☒ .

a. Building Inspection/Report	Company _____	Date _____
b. Termite Inspection/Report	Company _____	Date _____
c. Bids/Estimates	Company _____	Date _____
d. _____	Company _____	Date _____

Attach copies of all of the above items. If a document is not available, check here _____ and explain:

2. Seller knows or suspects the following condition which might lower the value of the property being sold or that will adversely affect the Buyer's decision to buy the property (if none, write "NONE").

none

3. Seller has had the following improvements, maintenance, or repairs performed on the Property (if none, write "NONE"). Indicate if any permits were obtained.

none

Seller represents that, to his knowledge, this information is accurate and complete. Seller does not intend this to be a warranty or guaranty of any kind. Seller authorizes RE/MAX Results to provide this disclosure to prospective buyers of the property and to real estate broker/agents. Seller will notify RE/MAX Results in writing immediately if any of the statements set forth herein become inaccurate or incomplete through the discovery of additional information or the passage of time.

Catalyst Holdings LLC

01/03/2025

Seller

Date

Seller

Date

RECEIPT AND ACKNOWLEDGEMENT OF BUYER

I have carefully inspected the property and have been advised to have the property examined by professional inspectors. I acknowledge that the brokers/agents are not experts at detecting or repairing physical defects in the property. I understand that unless stated otherwise in my contract with the seller, the property is being sold in its present condition only, without warranties, or guarantees of any kind by seller or any broker/agent. No representations concerning the condition of the property are being relied upon by me, except as disclosed above or stated within the sales contract.

Buyer

Date

Buyer

Date

Note: This document has legal consequences. If you do not understand it, consult your attorney.

(Revised 4/27/21)

Form # 2049

07/24

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

PROPERTY: 95 Independence Drive, Union, MO 63084

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide Buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards
in the housing

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and reports available to Seller (check one below):

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below):

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial appropriate blanks)

_____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

_____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

Buyer has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

MJS Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(To be completed by listing agent or if not listed, agent assisting Buyer.)

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

BUYER SIGNATURE DATE

Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name

SELLING AGENT SIGNATURE DATE

REMAX Results Schriewer

Selling Agent Printed Name

Catalyst Holdings LLC

SELLER SIGNATURE 01/03/2025
DATE

Catalyst Holdings LLC

Seller Printed Name

SELLER SIGNATURE DATE

Seller Printed Name

Mary Jane Schriewer

LISTING AGENT SIGNATURE 01/03/2025
DATE

Mary Jane Schriewer

Listing Agent Printed Name

(NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)