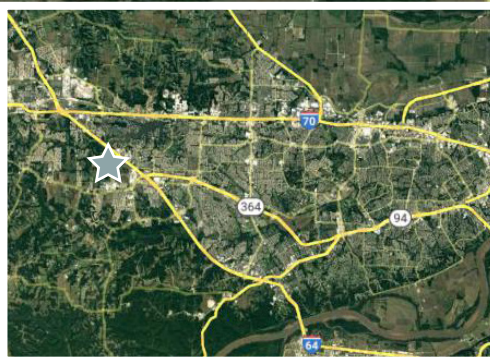


FOR SALE

# 8.73 Acre Commercial Lot with Prominent Interstate Frontage

330 Freymuth Lane | Lake St. Louis, MO 63367



## Property Details

- 8.73 Acre Tract with Prominent Visibility from I-64/40
- Located at the Southwest Quadrant of I-64 & Lake St. Louis Blvd
- Approximately 1,100+ Feet of I-64/40 Frontage
- Zoned CO-Commercial Office (Link to Zoning Map [Here](#) & Zoning Ordinance [Here](#))
- Permitted Uses include: Office, Medical/Dental, Hotel, Microbrewery, Recreational Facility, R&D, Data Center, School, Church/Assembly, Treatment Facility. Special Uses Include: Warehousing, Distribution, Light Manufacturing, Congregate Care, Daycare.
- Potential Access from Lake St. Louis Blvd – Contact Broker for Details
- Public Water on Site; Sanitary Sewer across Street
- High-Growth Area with Strong Area Demographics
- Excellent Access to I-64 and I-70
- 2023 Real Estate Taxes: \$12,389.39

**SALE PRICE \$1,795,000**

**Keith Schneider, CCIM, SIOR**  
Managing Partner  
314.520.2747  
keith@schneidercommercial.com

**Joe Schneider, CCIM, SIOR**  
Managing Partner  
636.578.6069  
joe@schneidercommercial.com

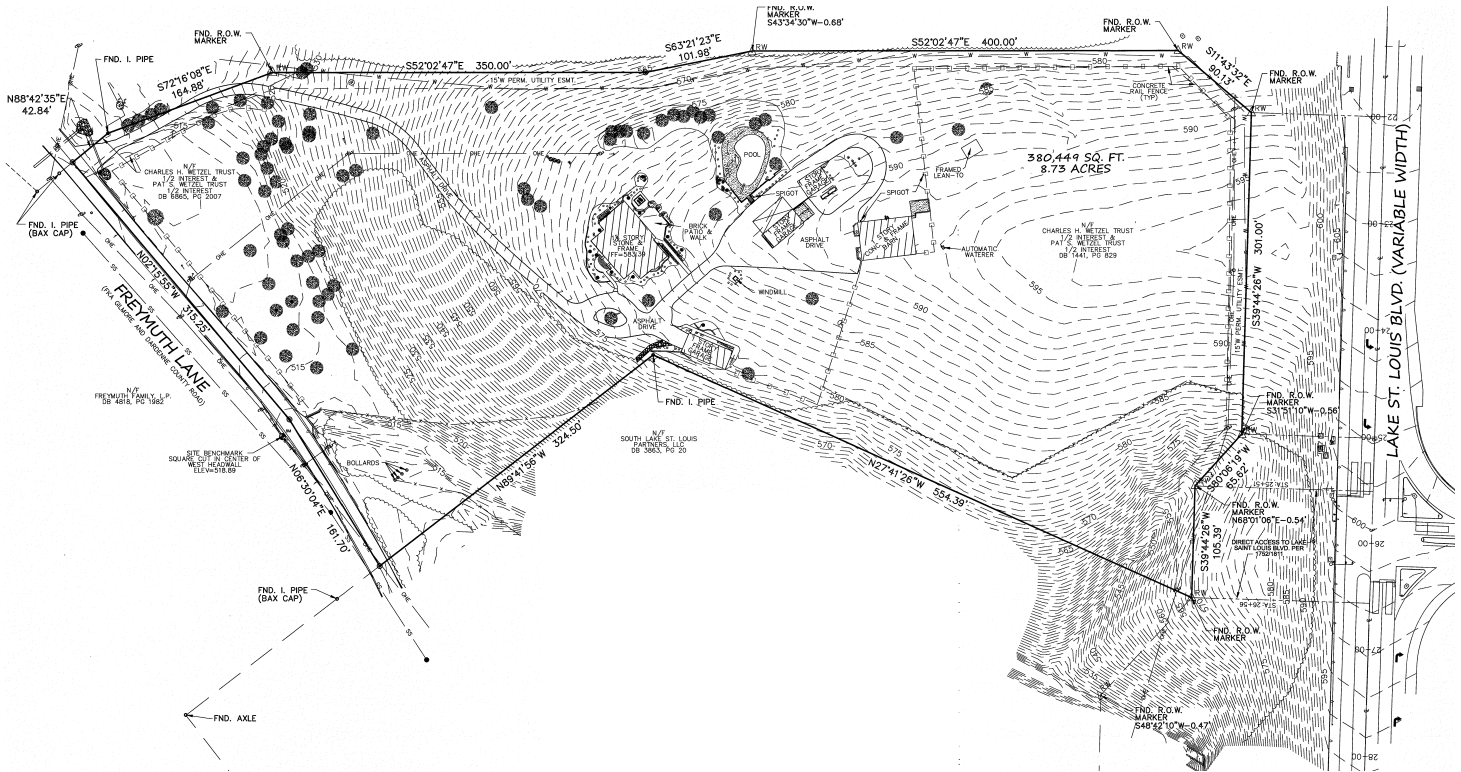
1551 Wall Street, Suite 200  
St. Charles, MO 63303  
p: 636.949.9797  
**schneidercommercial.com**

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## Survey



## Demographics

	1 Mile	3 Miles	5 Miles
Population	4,816	53,041	111,762
Average HH Income	\$148,592	\$141,743	\$133,542
Households	2,030	18,987	40,769

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