



# Property Features

## 11737 Dorsett Road

- ±2.71 AC available for sale or build to suit
- Owner has rezoned to M-1 with site plans for ±27,000 SF multi-tenant building
- Site has been cleared with some grading completed, ready for development
- ±1 mile from I-270 to the West and Lindbergh/67 to the East
- Flat site with excellent visibility from Dorsett Road



**SALE PRICE:**  
\$600,000 FOR LAND

**BUILD TO SUIT:**  
CONTACT BROKER FOR DETAILS

## Area Demographics

Population	1 Mile	3 Miles	5 Mile
Total Population	6,886	75,428	159,253
Average Age	38.3	39.6	39.6
Average Age (Male)	36.5	36.9	37.6
Average Age (Female)	39.3	42.2	41.5

Households & Income	1 Mile	3 Miles	5 Mile
Total Households	3,030	34,329	70,628
# Of Persons per HH	2.3	2.2	2.3
Average HH Income	\$66,107	\$65,448	\$72,677
Average House Value		\$184,077	\$212,989

\* Demographic data derived from 2020 ACS - US Census



### TYLER HYDE

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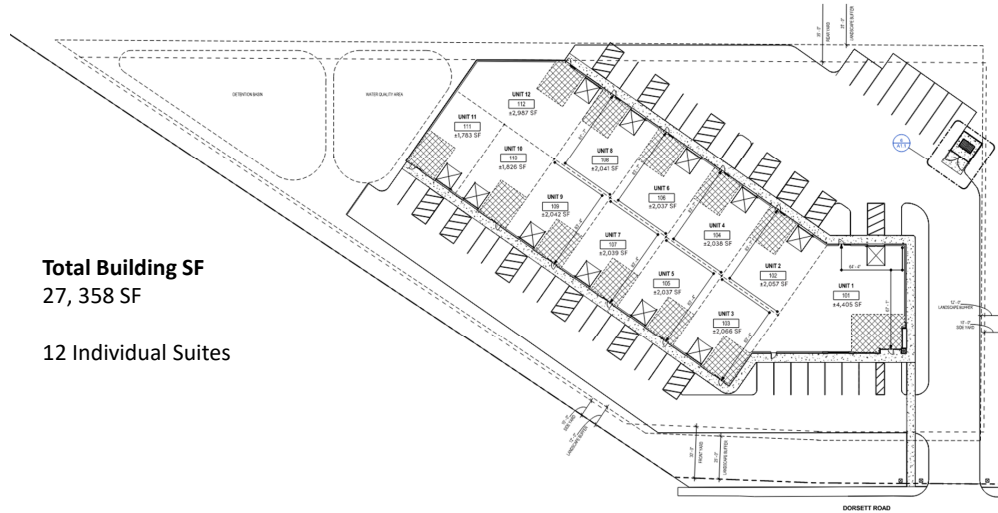
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# 11737 Dorsett Road

MARYLAND HEIGHTS, MO 63043

## CONCEPTUAL MULTI-TENANT PLAN



Total Building SF  
27, 358 SF

12 Individual Suites

SITE CAN ACCOMMODATE  
27K SF+ SINGLE TENANT  
BUILT TO SUIT



## PROPOSED 27K SF MULTI-TENANT BUILDING FOR LEASE



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# Property Approved for 27K SF+ Multi-Tenant or Single Tenant Build to Suit

ZONING: M1



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