

LAND PROPERTY FOR SALE

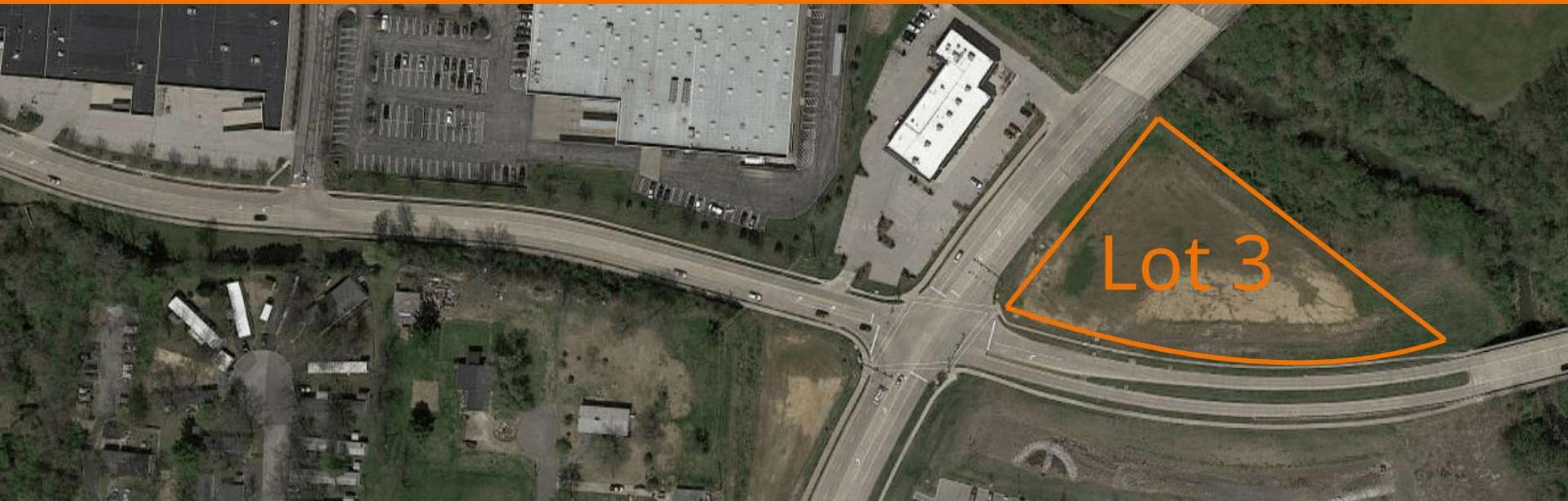
LOT 3 NE CORNER SPENCER & EXECUTIVE CENTRE PKWY.

Lot. 3 NE Corner Spencer Rd &
Executive Center Parkway
Saint Peters, MO 63376

Will Holman *Managing Director*
636.628.2111 x1112
will.holman@holmanpartners.com

Addison Lijewski *Senior Advisor*
636.628.2111
addison.lijewski@holmanpartners.com





PROPERTY HIGHLIGHTS

- 3.03 Acres +/- Hard Corner
- Located at Signalized Intersection
- Zoned SD - RC
- Level Developed Building Lot
- Strong Traffic Counts

OFFERING SUMMARY

Sale Price:	\$1,847,815
Lot Size:	3.03 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,570	20,739	54,135
Total Population	6,297	54,358	142,472
Average HH Income	\$67,795	\$76,702	\$79,989



igitalGlobe, U.S. Geological Survey, USDA Farm Service A

PROPERTY DESCRIPTION

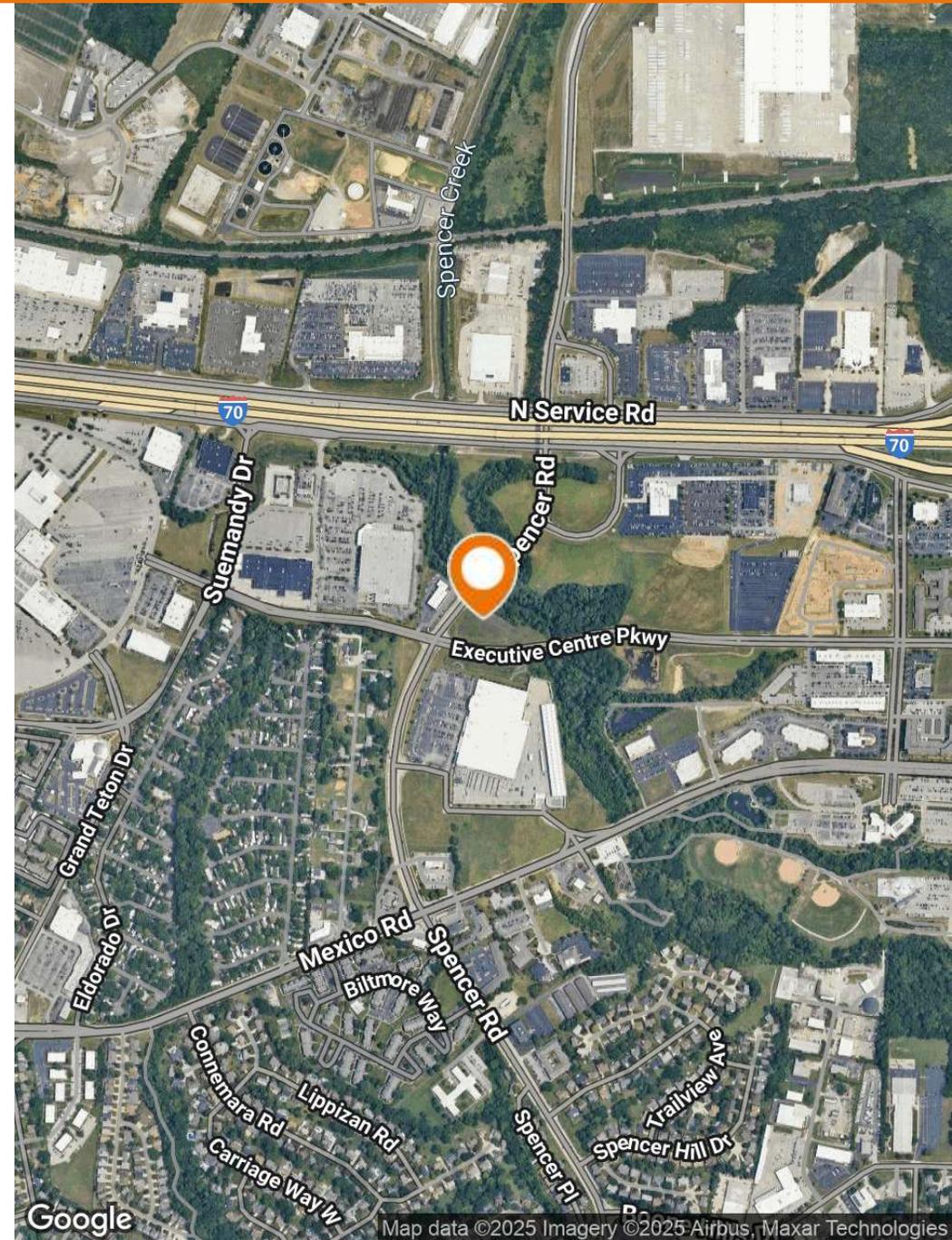
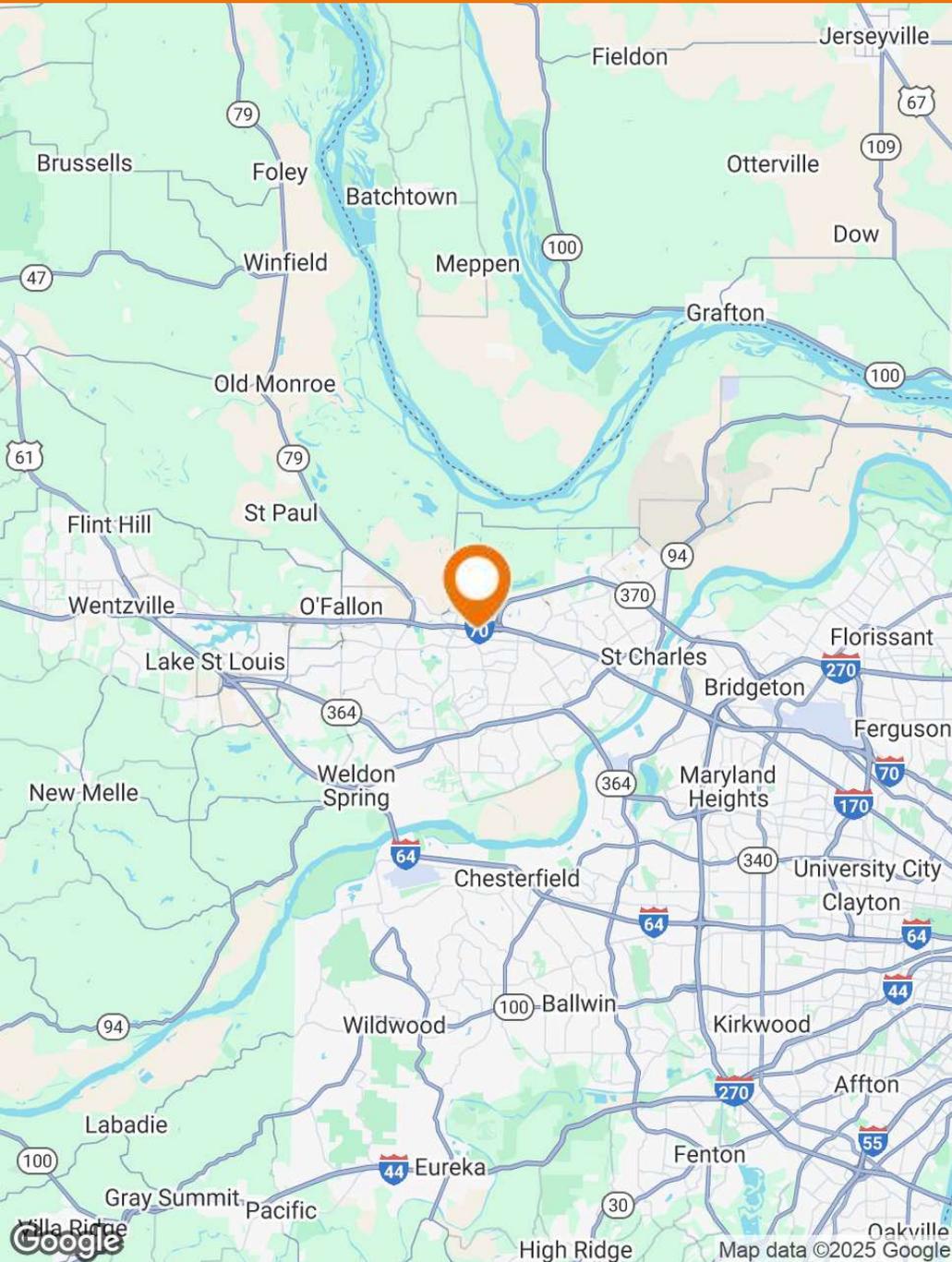
Holman Partners is pleased to present a 3.03 Acre parcel located at the NE Quadrant of the signalized hard corner of Spencer Road and Executive Centre Parkway in St. Peters, MO. St. Peters is a young, vibrant, forward-thinking community that is continuously growing to improve both residential and business 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 Spencer Road, Mexico Road, and Veterans Memorial Parkway. The area is rich in development, high traffic counts, great access, and affordable land prices.

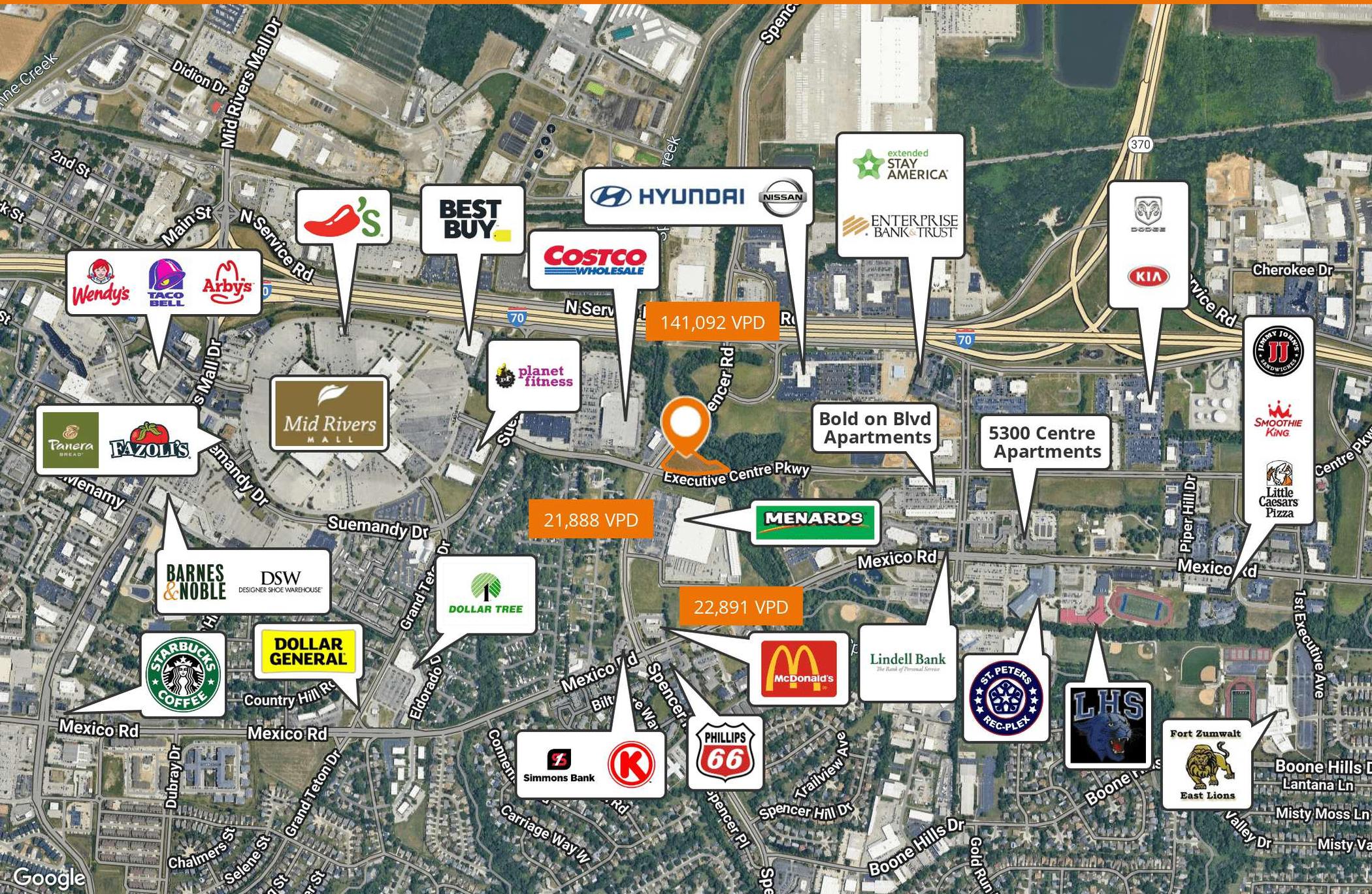
LOCATION DESCRIPTION

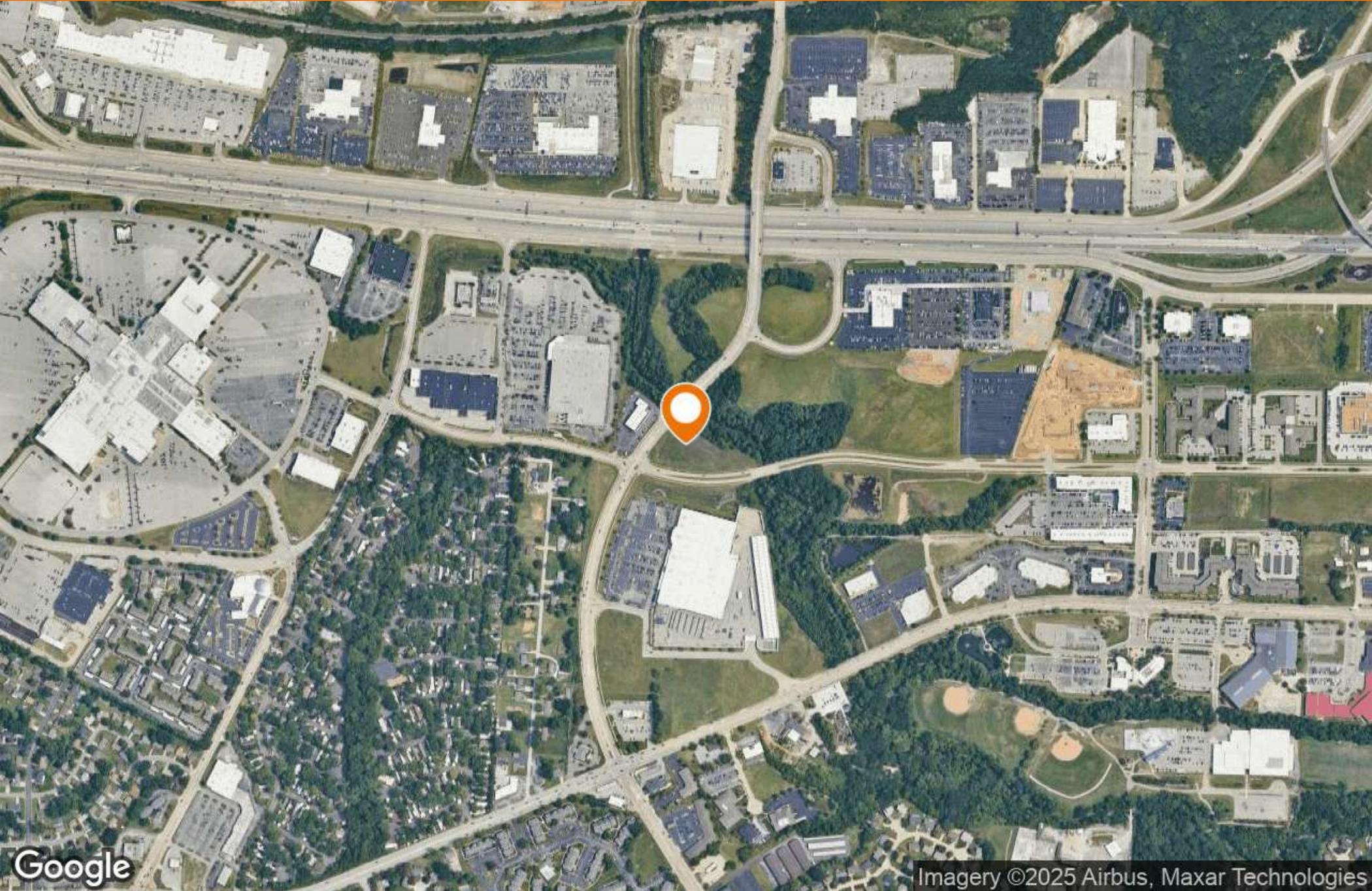
Holman Partners is representing multiple Retail Development parcels in St. Peters, Missouri. These parcels are well located at signalized intersections with high traffic flows on main arteries. Most of these site offer off-site detention, utilities located at the site, and preliminary grading is complete. 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

LOT 3 NE CORNER SPENCER & EXECUTIVE CENTRE PKWY.







Google

Imagery ©2025 Airbus, Maxar Technologies

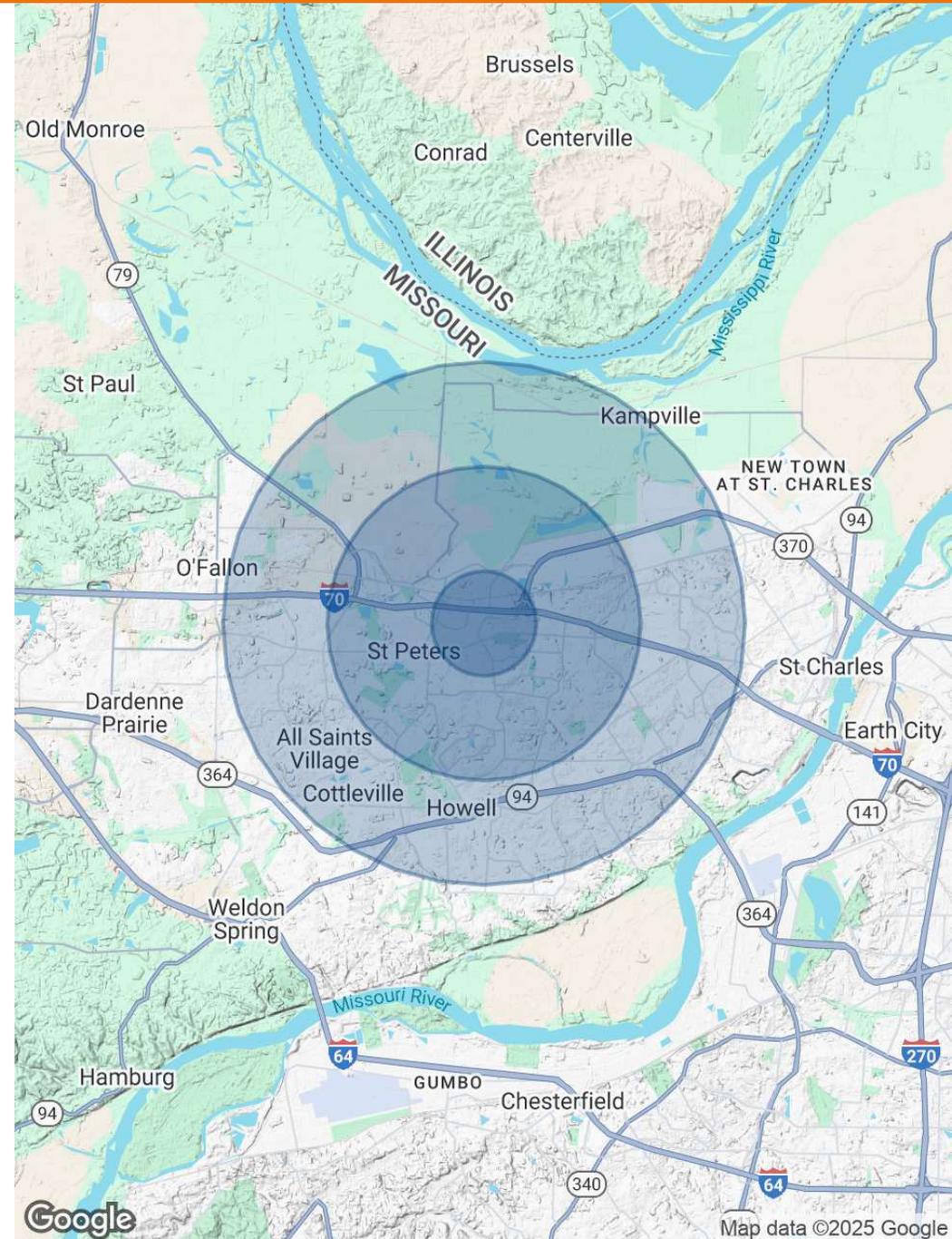
DEMOGRAPHICS MAP & REPORT

LOT 3 NE CORNER SPENCER & EXECUTIVE CENTRE PKWY.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,297	54,358	142,472
Average Age	39.0	37.8	37.0
Average Age (Male)	37.5	35.9	35.5
Average Age (Female)	40.3	39.6	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,570	20,739	54,135
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$67,795	\$76,702	\$79,989
Average House Value	\$182,217	\$186,182	\$195,512

2020 American Community Survey (ACS)





WILL HOLMAN

Managing Director

Direct: 636.628.2111 x1112 Cell: 636.734.1815
will.holman@holmanpartners.com

MO #1999033650



ADDISON LIJEWSKI

Senior Advisor

Direct: 636.628.2111 Cell: 815.993.0531
addison.lijewski@holmanpartners.com

MO #2019023222

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 Holman Partners 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 Holman Partners 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 Holman Partners Advisor.

Neither the Holman Partners 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 Holman Partners 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 Holman Partners 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 Holman Partners 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.