

FOR SALE

LAND

1.12 ACRES in Lake St. Louis



TECHNOLOGY DR. AT INNOVATION CIRCLE

LAKE ST. LOUIS, MO 63367

- 1.12 Acres
- Zoned HC
- All utilities to site
- Located at the main entrance to The Meadows Shopping Center and Von Maur department store
- Multiple uses in the HC zoning district

FOR SALE: \$625,000.00

FOR MORE INFORMATION

Steve Bahn

Steve@bahnrealty.com

314.503.7601

Nick Bahn

Nick@bahnrealty.com

314.322.2020

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Pop:	5,740	44,480	100,526
Housholds:	2,131	16,329	36,417
Avg. Household Income:	\$114,908	\$95,011	\$92,482

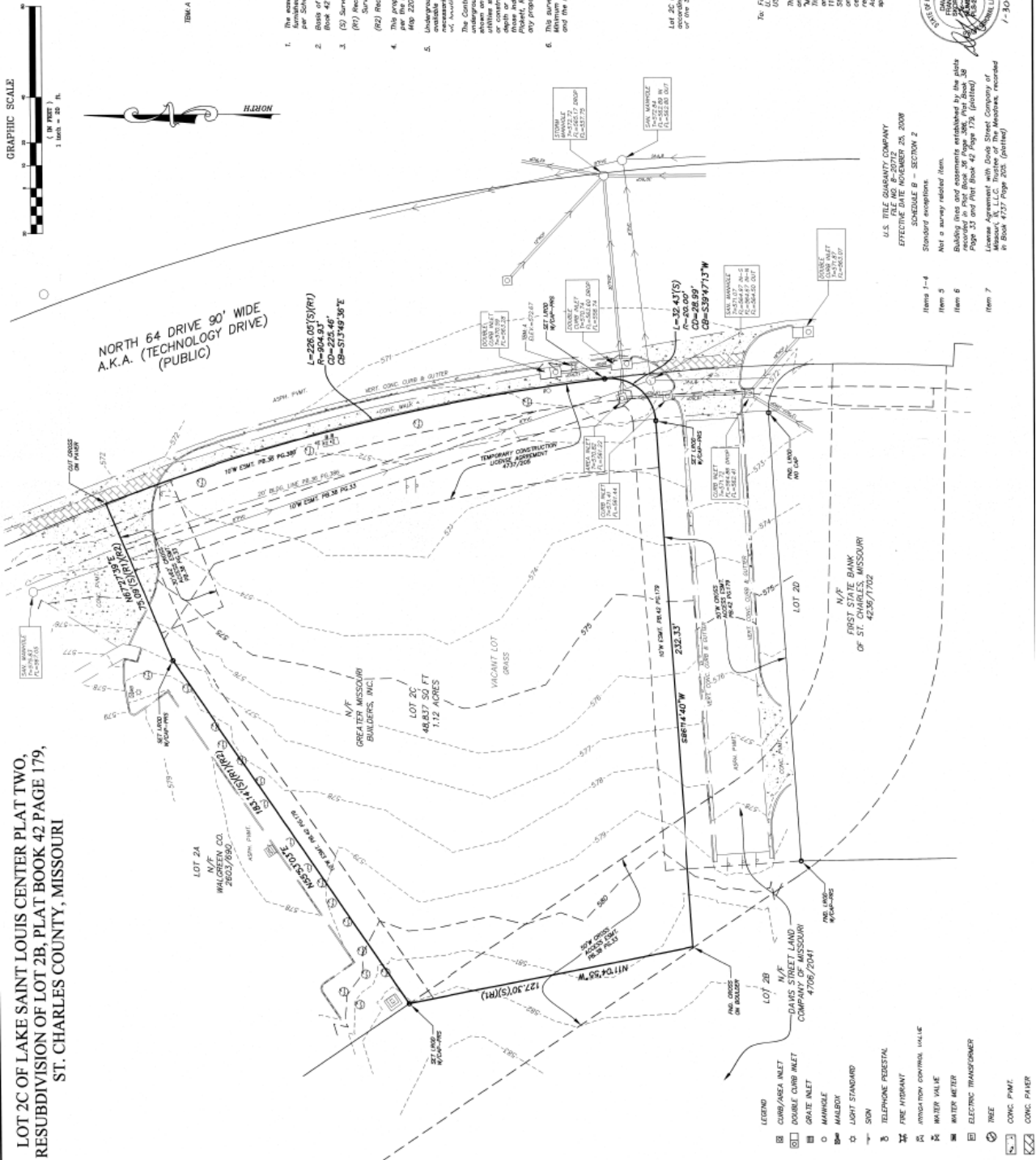


5024 Griffin Road | St. Louis, MO 63128 | P: 314.849.5858 | F: 314.849.6047 www.BahnRealty.com

The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



LOT 2C OF LAKE SAINT LOUIS CENTER PLAT TWO,
RESUBDIVISION OF LOT 2B, PLAT BOOK 42 PAGE 179,
ST. CHARLES COUNTY, MISSOURI



BENCH MARK
1/4" in. marker on the southeast corner
of the site.
ELEVATION = 572.67

- GENERAL NOTES**
- The easements shown on this survey were platted from items furnished Pickett, Ray & Silver by U.S. Title Guaranty Company, per Schedule B of the No. 8-2012, dated November 25, 2009.
 - Books of Record for this survey is the plat recorded in Plat Book 42 Page 179.
 - (1) Survey distance per Plat Book 42 Page 179 and (2) Record distance per Plat Book 42 Page 179.
 - This property, the whole, less 1/4" (Census) 500-acre (Bambas) are the Flood Insurance Rate Map, Community Flood No. 291852020 F, Map 220 of 225, effective date March 17, 2003.
 - The Contractor is responsible for verifying the actual location of all underground facilities, structures, and utilities shown on the survey and for marking them with flags or paint. The Contractor shall be liable for any damage to or destruction of any underground facilities, structures, or utilities shown on the survey. The Contractor shall be liable for any damage to or destruction of any underground facilities, structures, or utilities shown on the survey. The Contractor shall be liable for any damage to or destruction of any underground facilities, structures, or utilities shown on the survey.

DESCRIPTION
Lot 2C of Lake Saint Louis Center Plat Two Resubdivision of Lot 2B, Plat Book 42 Page 179, St. Charles County, Missouri.

To: Pickett, Ray & Silver, Inc.
US Bank, N.A.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the laws of the State of Missouri and the Surveyor's Oath. The Survey was duly established and adopted by ALTA and MOPS in 2009, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

U.S. TITLE GUARANTY COMPANY
FILE NO. 8-2012
EFFECTIVE DATE NOVEMBER 25, 2009
SCHEDULE B - SECTION 2
Standard exceptions:
Item 1-4 Not a survey related item.
Item 5 Building lines and easements established by the plat recorded in Plat Book 42 Page 179.
Item 6 Plat Book 42 Page 179.
Item 7 License Agreement with Dams Street Land Company of Missouri, L.L.C. Trustee of the Woodhawk, recorded in Book 437 Page 205 (platted).

PICKETT, RAY & SILVER, INC.
CORPORATE REGISTRATION NO. 15-94-0
By: *[Signature]*
STATE OF MISSOURI
Date: 1-30-09

PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
325 East Bruce Drive
St. Charles, MO 63076
Phone (636) 287-1211 Fax (636) 287-1104
www.prsd.com 1-800-708-2818

ALTA/ACSM LAND TITLE SURVEY
RESUBDIVISION OF LOT 2B, PLAT BOOK 42 PAGE 179,
ST. CHARLES COUNTY, MISSOURI
Prepared for:
MR. JOSH HEIH
OF ALLON SQUARE
(636) 978-0725

NO.	DATE	DESCRIPTION
1	01-13-09	PHOTOGRAPHIC SURVEY
2	01-13-09	FIELD SURVEY
3	01-13-09	FIELD SURVEY
4	01-13-09	FIELD SURVEY
5	01-13-09	FIELD SURVEY
6	01-13-09	FIELD SURVEY
7	01-13-09	FIELD SURVEY
8	01-13-09	FIELD SURVEY
9	01-13-09	FIELD SURVEY
10	01-13-09	FIELD SURVEY

ALTA/ACSM
LAND TITLE SURVEY
SHEET 1 OF 1
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