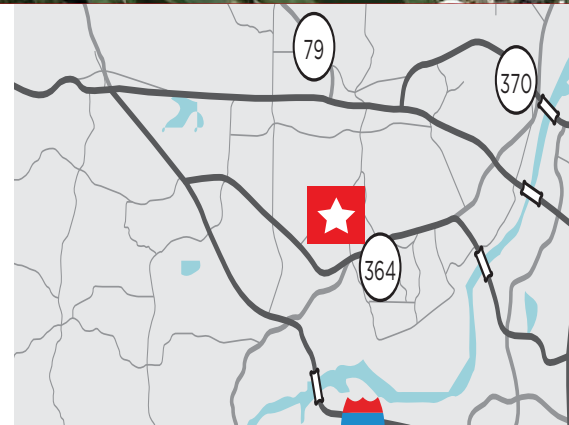




Cottleville Pkwy & Harmony View Dr Cottleville, MO 63376

Property Highlights

- 4 lots available totaling 3.61 acres
- Excellent location across from St. Charles Community College and approximately 1/3 mile west of Mid Rivers Mall Drive
- Great access from Hwy 94 & Hwy 364
- All utilities are at site
- Off-site Detention
- Adjacent to Peoples Bank & Trust building under construction and Harmony Ridge Lofts development
- Across the street from new 131 room student housing complex now under construction. January 2020 scheduled completion.
- Ideal for 7,000 SF single story to 14,000 SF two-story retail or office buildings
- Zoned SD/C-C3 PUD in City of Cottleville
- **Sale Price: \$6.95/SF**



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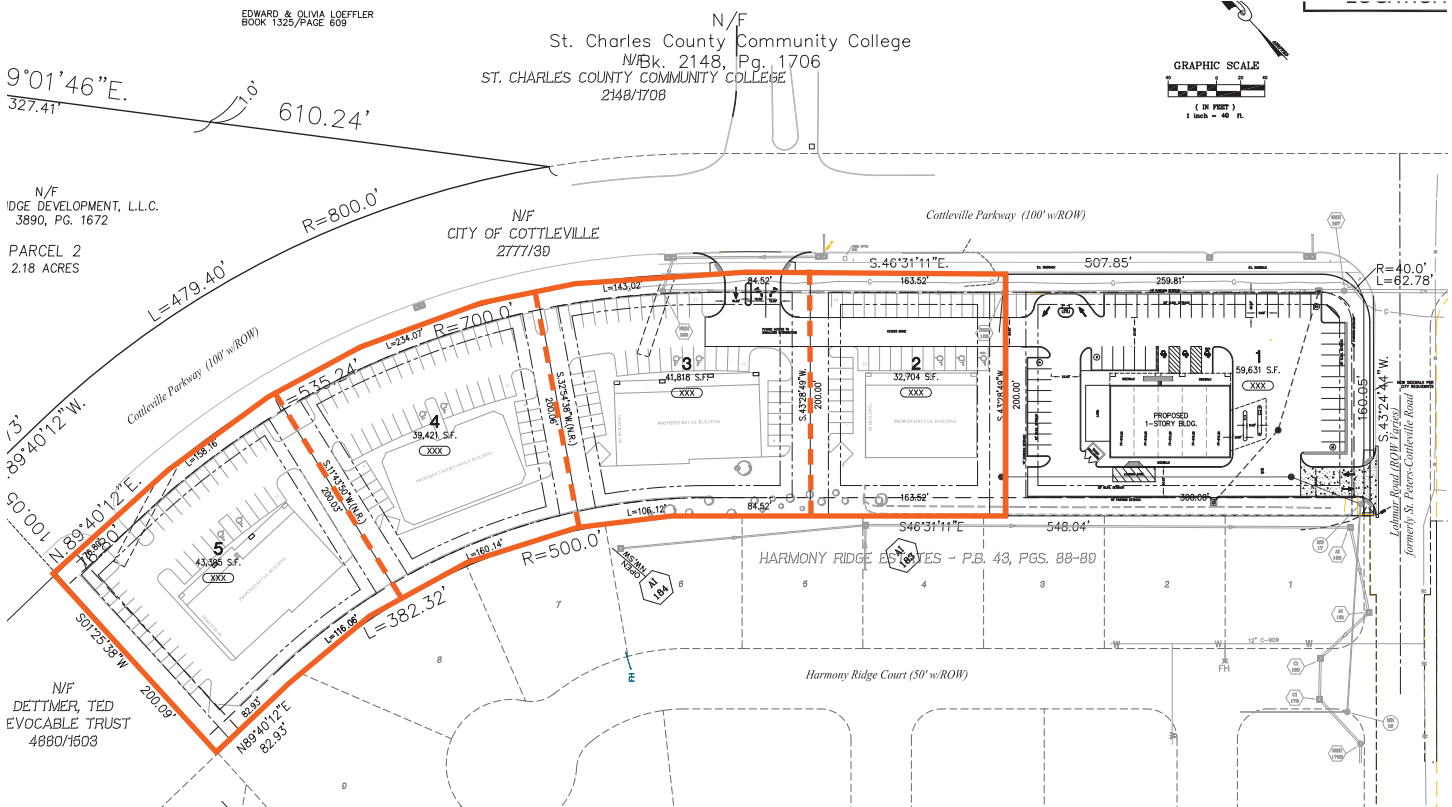


**CUSHMAN &
WAKEFIELD**

FOR SALE

¾ Acre to 1 Acre Commercial Lots

Lot Layout



Lot #	Lot Size (SF)	Price
2	32,704 SF	\$227,293
3	41,818 SF	\$290,635
4	39,421 SF	\$273,976
5	43,395 SF	\$301,595

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**CUSHMAN &
WAKEFIELD**

FOR SALE

3/4 Acre to 1 Acre Commercial Lots

Demographics

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	4,496	80,022	175,179
Households	1,461	28,716	63,185
Families	1,228	22,043	48,209
Average Household Size	3.08	2.78	2.76
Owner Occupied Housing Units	1,375	24,695	54,512
Renter Occupied Housing Units	86	4,021	8,673
Median Age	37.4	37.4	37.5
2018 Summary			
Population	6,050	88,418	192,928
Households	1,925	31,956	70,014
Families	1,593	24,323	52,925
Average Household Size	3.14	2.76	2.75
Owner Occupied Housing Units	1,774	27,738	60,853
Renter Occupied Housing Units	151	4,218	9,162
Median Age	38.9	38.5	38.8
Median Household Income	\$103,939	\$84,923	\$84,643
Average Household Income	\$117,567	\$99,605	\$102,042
2023 Summary			
Population	6,718	94,729	206,702
Households	2,142	34,334	75,189
Families	1,768	26,039	56,603
Average Household Size	3.14	2.75	2.74
Owner Occupied Housing Units	1,979	29,882	65,498
Renter Occupied Housing Units	163	4,452	9,691
Median Age	40.5	39.6	39.9
Median Household Income	\$108,010	\$93,865	\$93,623
Average Household Income	\$130,042	\$112,476	\$115,398
Trends: 2018-2023 Annual Rate			
Population	2.12%	1.39%	1.39%
Households	2.16%	1.45%	1.44%
Families	2.11%	1.37%	1.35%
Owner Households	2.21%	1.50%	1.48%
Median Household Income	0.77%	2.02%	2.04%

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