

FOR SALE GUTERMUTH AT HWY 364

Cottleville, MO 63304



Dutchman Realty



LAND AVAILABLE: \$22/SF

Tract 1: 2.5 +- Acres PENDING

Tract 2: 1.3 +- Acres \$1,245,816

PROPERTY DETAILS

- High growth area
- City of Cottleville
- Full interchange at I-364 complete

COMMENTS

Directly adjacent to new Avalon Park Senior Living (175 units) and Cottleville Trails subdivision (500 homes)
Connected to Golf Cart Path
Adjacent to St. Peters, population 60,000+

Dutchman Realty

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Cottleville, MO



POPULATION

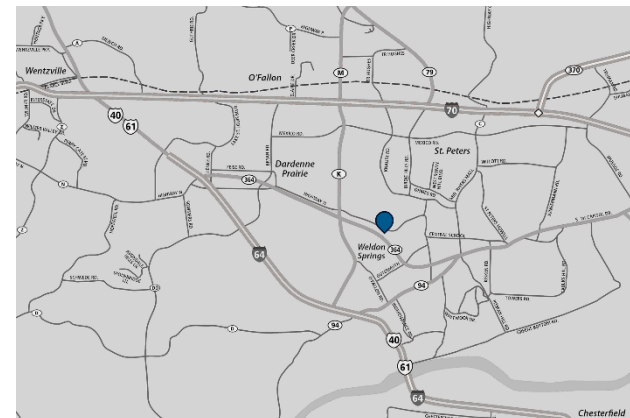
6,016

MEDIAN HOME PRICE

\$308,000

MEDIAN INCOME

\$138,662



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Seller is selling "AS-IS". Seller makes no representations or warranties of any kind and Buyer accepts the property in its "AS-IS", "WHERE-IS" condition, with all its faults.