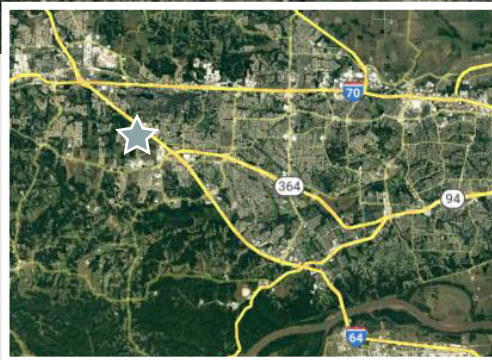
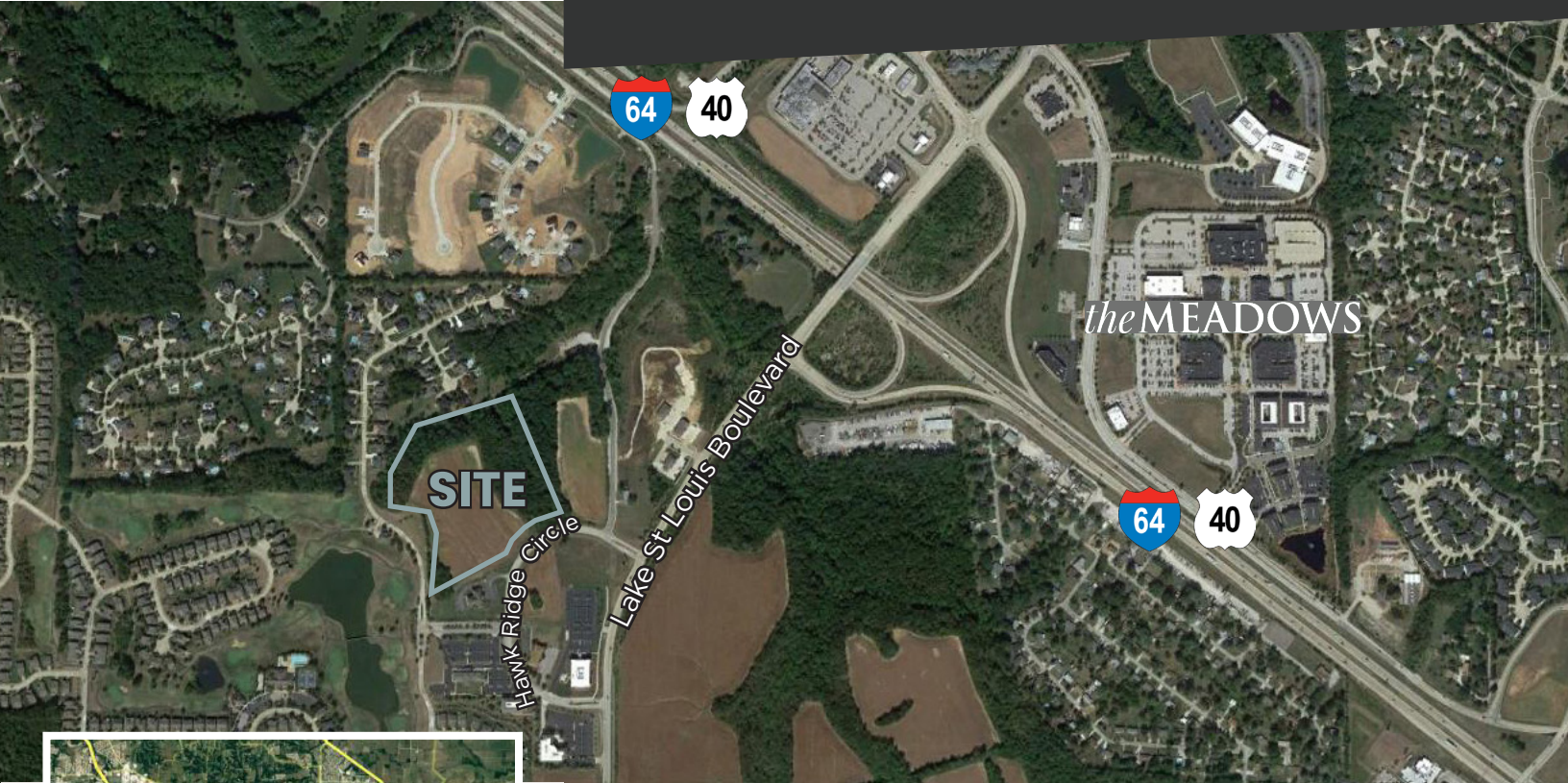


FOR SALE

12.69 Acre Commercial/Industrial Lot

Lot 7 Hawk Ridge Business Park | Lake St Louis, MO



Property Details

- Lot 7 Hawk Ridge Business Park
- Zoned CO-Commercial Office (Link to Zoning Map [Here](#) and Zoning Ordinance [Here](#))
- Permitted Uses include: Office, Medical/Dental, Hotel, Microbrewery, Recreational Facility, R&D, Data Center, School, Church/Assembly, Treatment Facility. Special Uses Include: Warehousing, Distribution, Light Manufacturing, Congregate Care, Daycare.
- Predominately Level Topography
- Utilities on Site
- High-Growth Area with Strong Area Demographics
- Excellent Access to I-64 and I-70
- 2024 Real Estate Taxes: \$87.31
- Adjacent 8.37 Acre Lot 8 Also Available at \$3.50/SF for a Combined 21.06 Acres

SALE PRICE \$4.25/SF

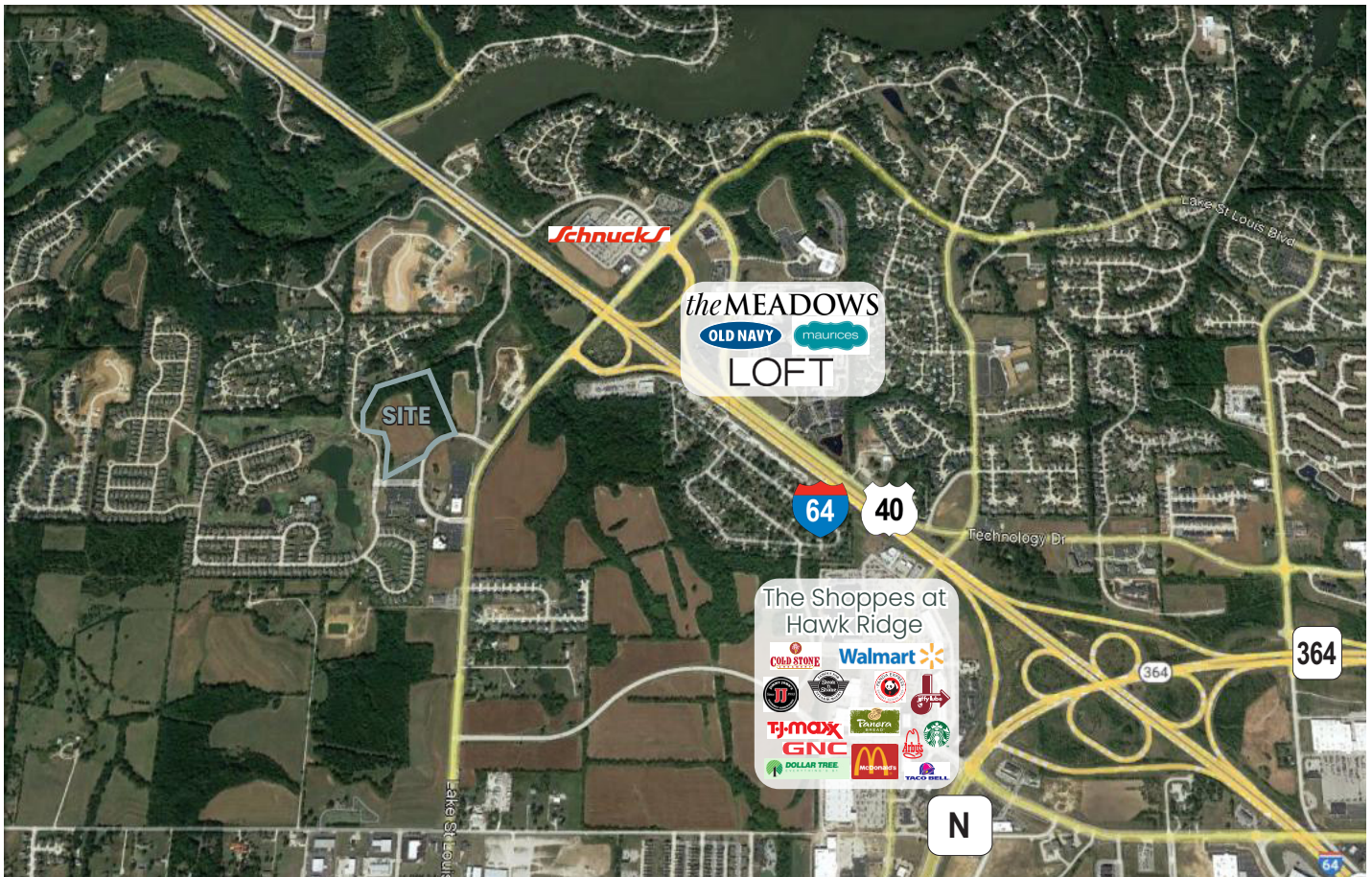
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Aerial / Location Map



Demographics

	1 Mile	3 Miles	5 Miles
Population	3,697	46,319	101,173
Average HH Income	\$127,907	\$126,279	\$120,116
Households	1,429	16,904	36,610

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Aerial Photos & Hotel Rendering



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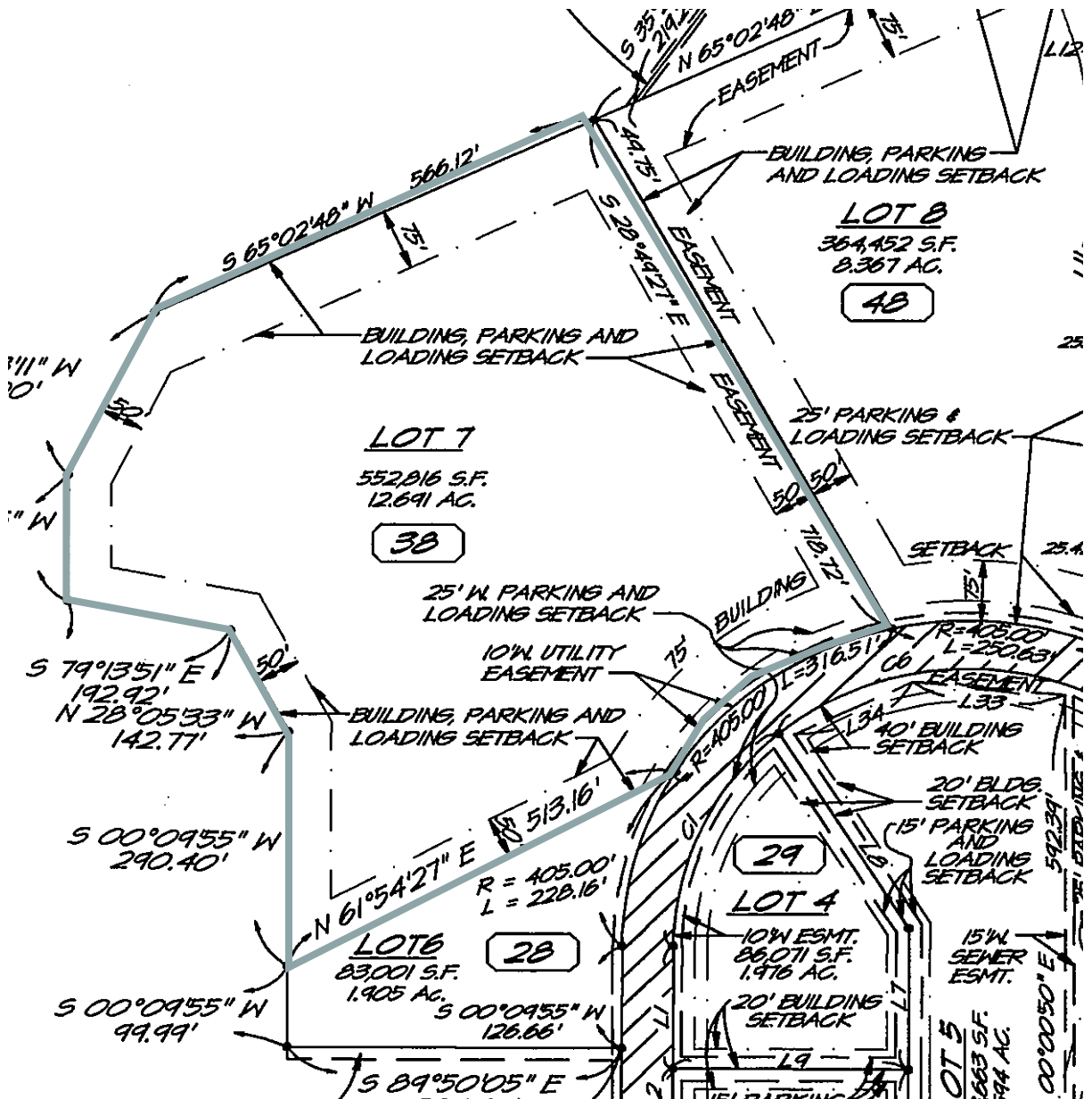
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Plat



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