

FOR SALE

1.98 Acres Commercial/Industrial Lot

Hawk Ridge Circle | Lake Saint Louis, MO



Property Details

- Lot 4 Hawk Ridge Business Park
- Zoned CO-Commercial Office ([Link to 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
- Sanitary Sewer Immediately Adjacent to Site
- Public Water Across Street
- High-Growth Area with Strong Area Demographics
- Excellent Access to I-64 and I-70
- 2023 Real Estate Taxes: \$16.60

SALE PRICE \$345,000 (\$4.00/SF)

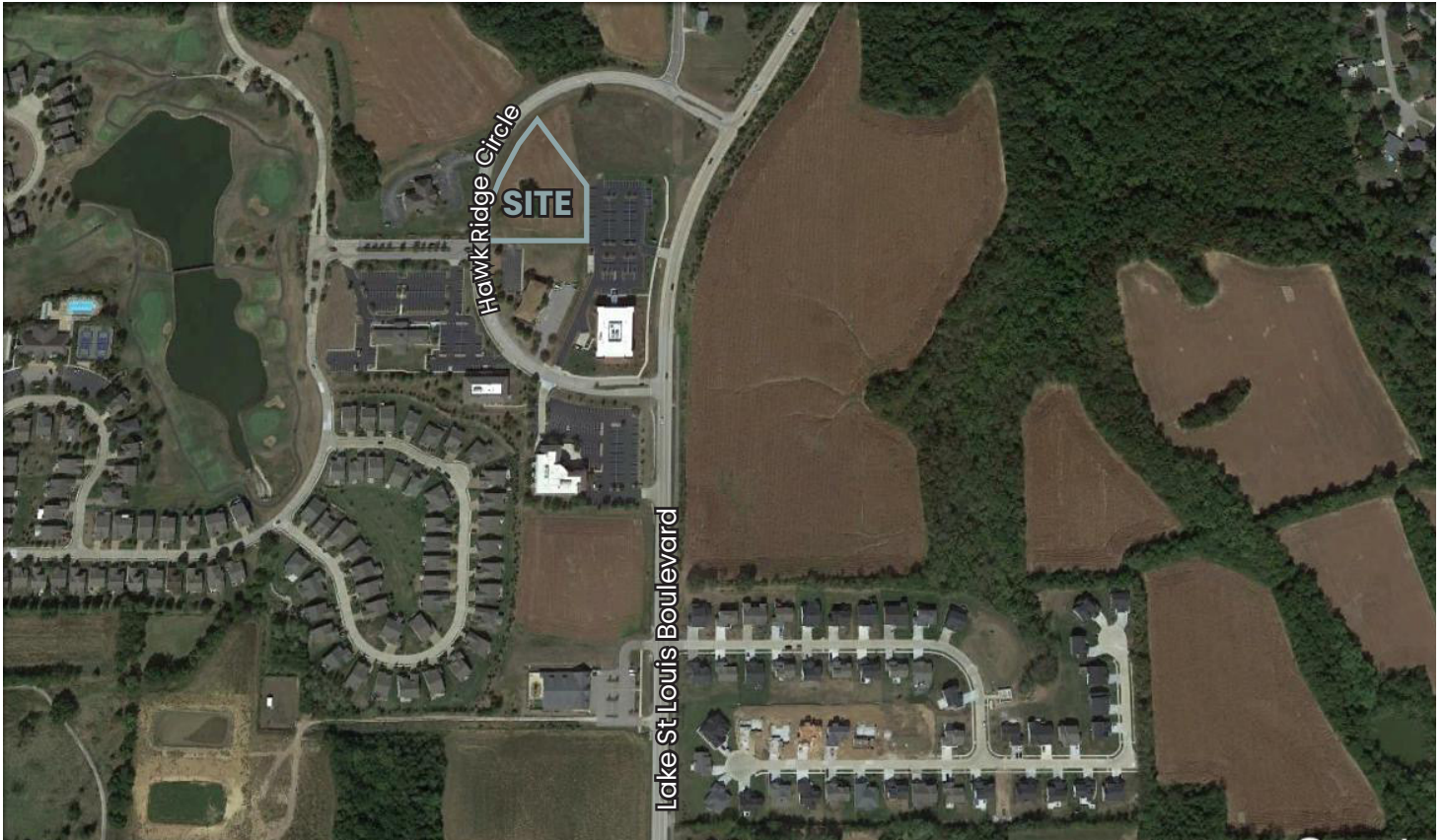
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Aerial / Location Map



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	1 Mile	3 Miles	5 Miles
Population	4,829	44,851	99,123
Average HH Income	\$129,578	\$127,284	\$120,403
Households	1,884	16,277	35,915

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