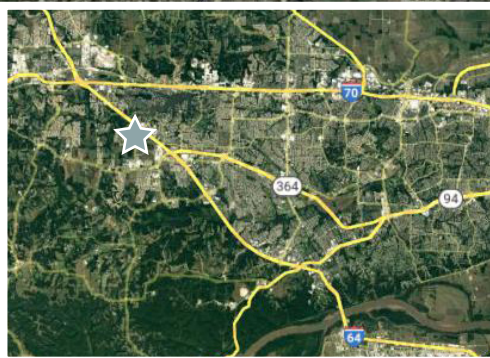
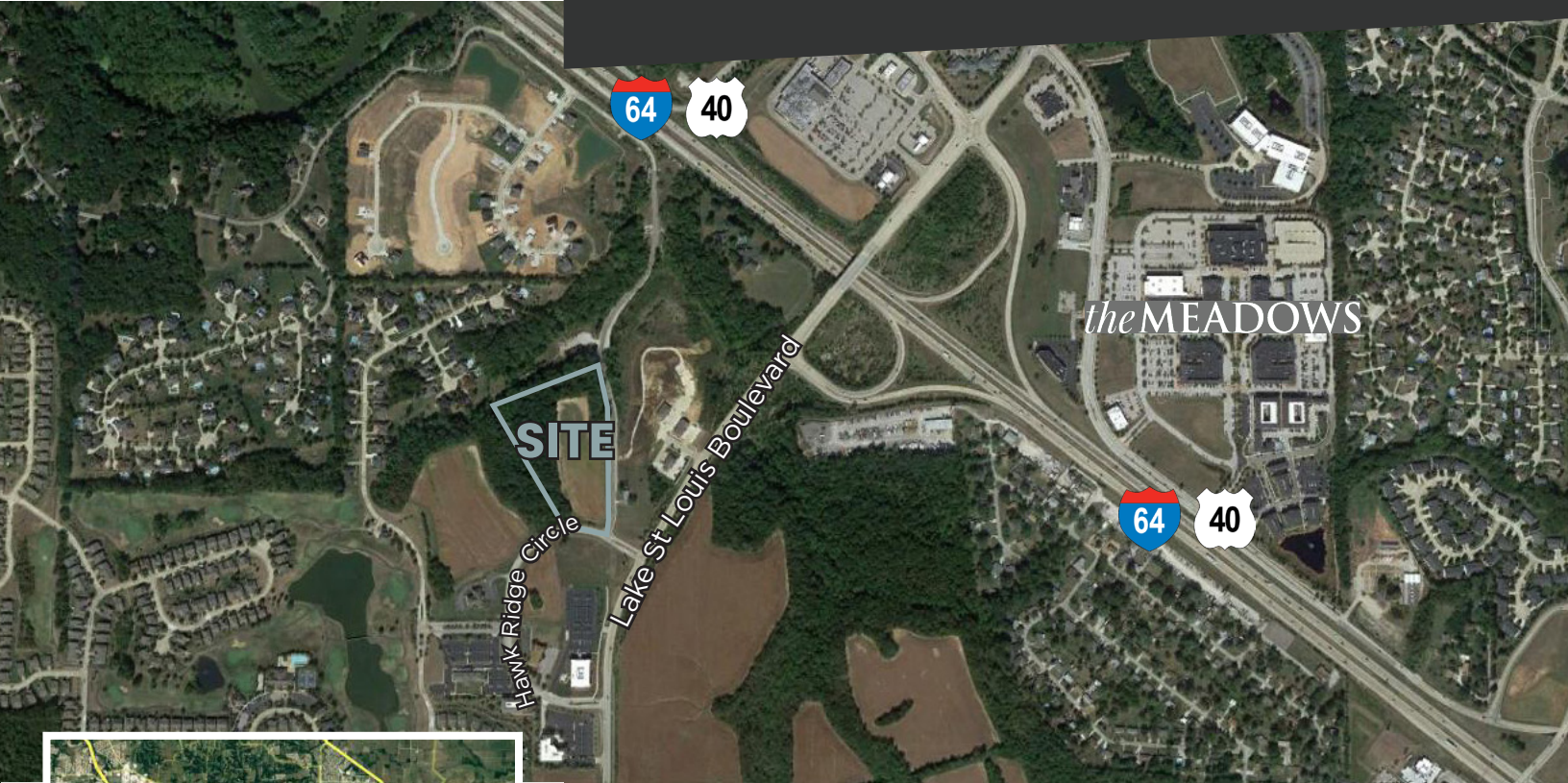


FOR SALE

# 8.37 Acre Commercial/Industrial Lot

Lot 8 Hawk Ridge Business Park | Lake St Louis, MO



## Property Details

- Lot 8 Hawk Ridge Business Park
- Zoned CO-Commercial Office (Link to Zoning Map [Here](#) & 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.
- Gently Rolling Topography
- Utilities on Site
- High-Growth Area with Strong Area Demographics
- Excellent Access to I-64 and I-70
- 2023 Real Estate Taxes: \$26.31
- Adjacent 12.69 Acre Lot 7 Also Available at \$3.50/SF for a Combined 21.06 Acres

**SALE PRICE \$3.50/SF**

**Keith Schneider, CCIM, SIOR**  
Managing Partner  
314.520.2747  
keith@schneidercommercial.com

**Joe Schneider, CCIM, SIOR**  
Managing Partner  
636.578.6069  
joe@schneidercommercial.com

1551 Wall Street, Suite 200  
St. Charles, MO 63303  
p: 636.949.9797  
**schneidercommercial.com**

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Aerial / Location Map



## Demographics

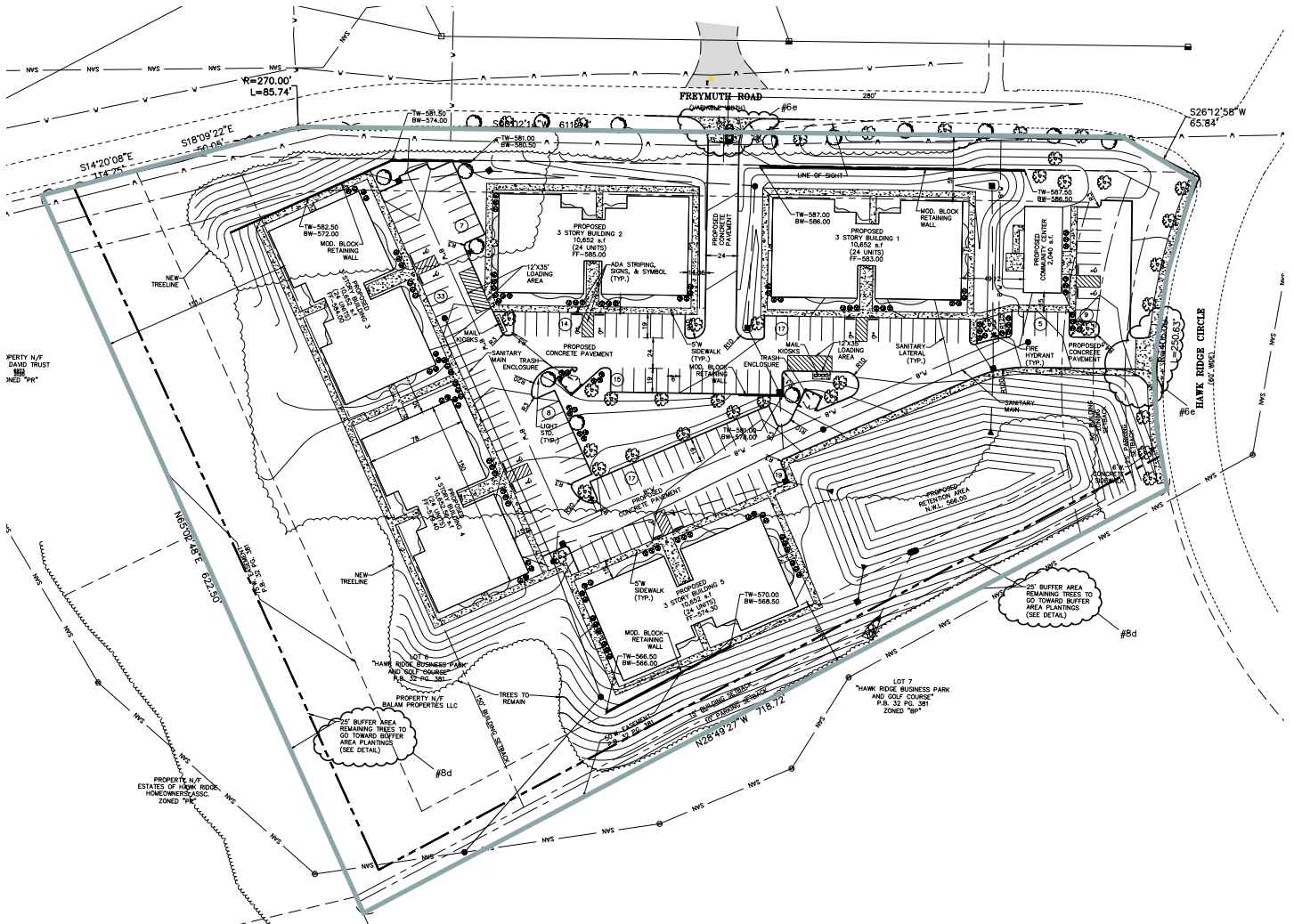
	1 Mile	3 Miles	5 Miles
Population	3,697	46,319	101,173
Average HH Income	\$127,907	\$126,279	\$120,116
Households	1,429	16,904	36,610

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## Conceptual Site Plan - Congregate Care

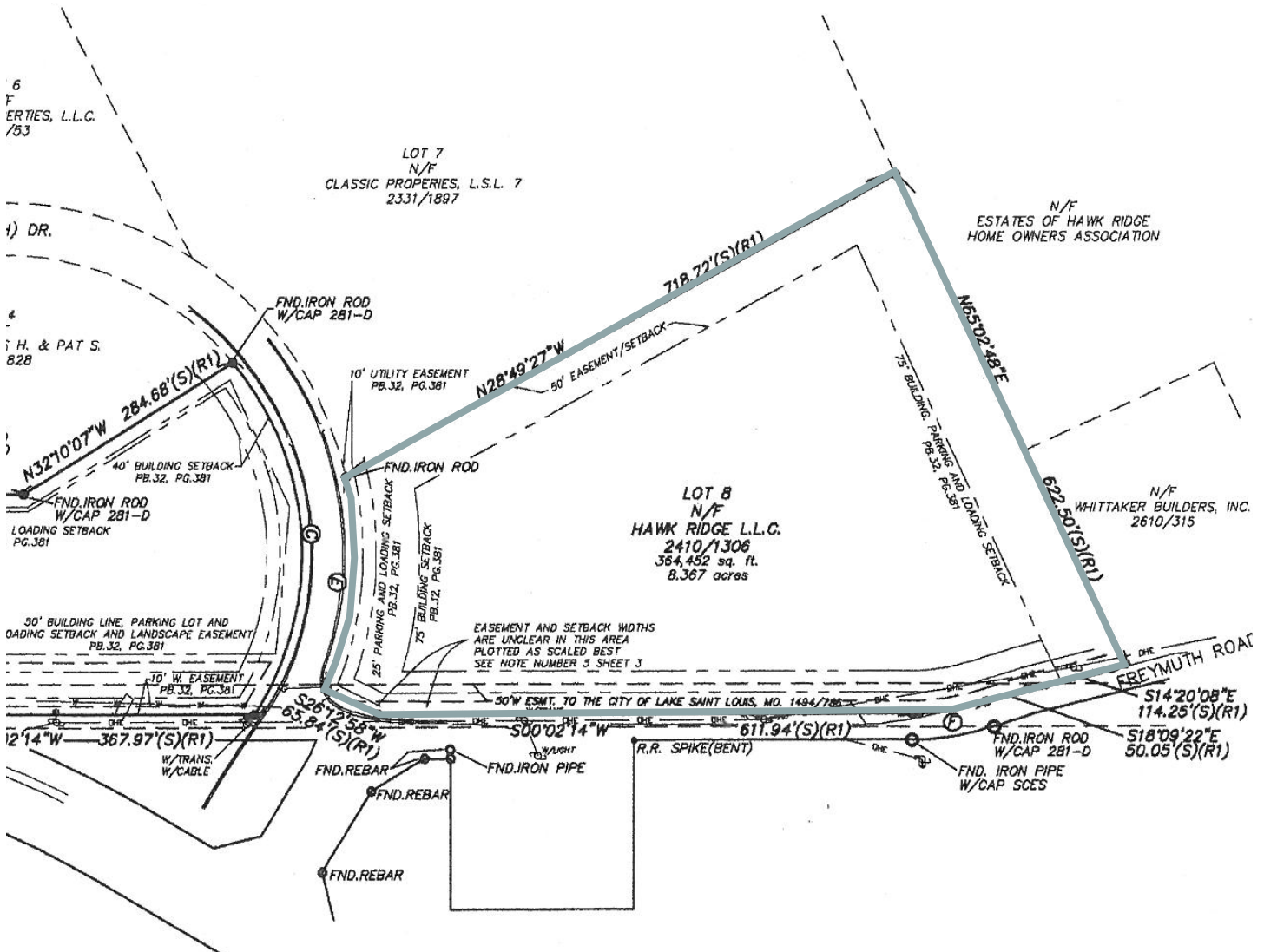


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## Survey



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