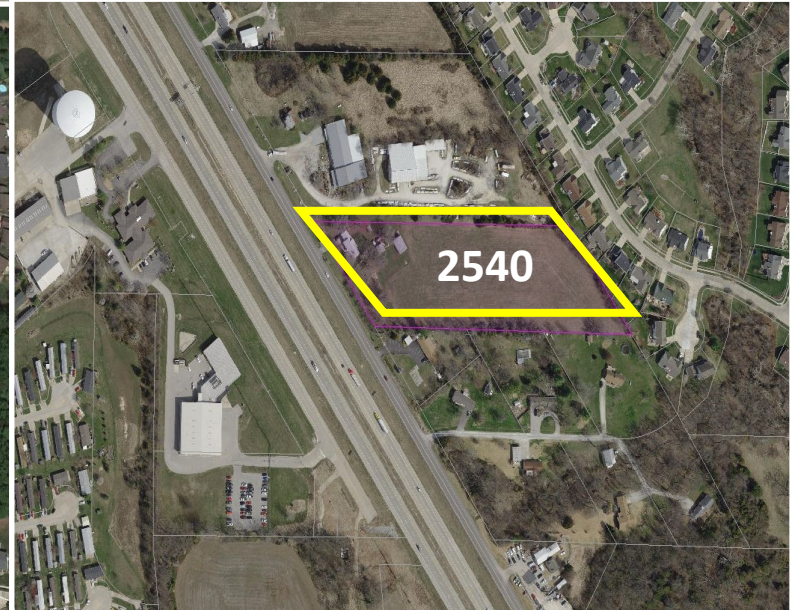
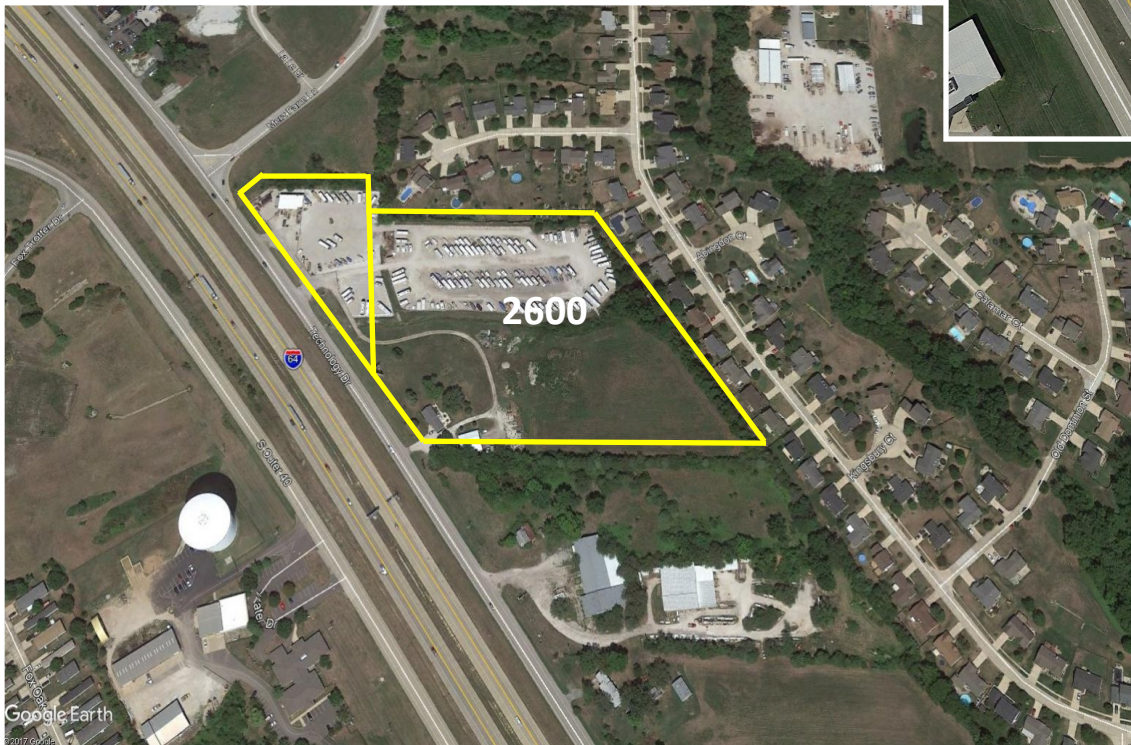




PORTFOLIO SALE

Technology Dr.
Dardenne Prairie, Mo 63368



Brenda Lowder
Broker/Associate
(O) 314-298-1234 © 314-952-5238
brenda@thomrealty.com



Commercial Real Estate Brokerage

300 S. Second St.
St. Charles, Mo 63301
www.thomrealty.com

PROPERTY HIGHLIGHTS

2540 Technology

- 5.38 Acres
- 333 ft +/- I-40/64 Frontage
- \$7.00 per SF

2570 Technology

- 8 Acres
- 3 Phase electric
- 550+/- I-40/64 Frontage
- Utilities to site
- \$7.00 per SF

2600 Technology

- 6-12 Acres
- 820 ft +/- Interstate 40/64 Frontage /Will divide
- C-3 Zoning
- Utilities to site
- \$7.50 per SF

2600, 2540, 2570 Technology

- C-3 Zoning
- Streets & Utilities to site
- High Tech Corridor
- Easy lay of ground
- "Golden Triangle"
- Easy access to 2 airports
- Great I-64/40 Exposure
- 1,700 +/- ft Frontage
- 25 +/-Ac



Dardenne Prairie is at the heart of the St. Charles County's Golden Triangle with "Room to Grow"

Dardenne Prairie community offers an ideal balance between suburban convenience and a small town feel.



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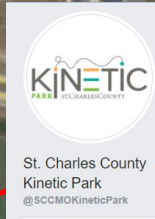


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St. Charles, Mo 63301
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- ◆ Largest pump track in the U.S.
- ◆ Largest outdoor skate in MO.
- ◆ 30' Indoor rock wall
- ◆ Splash play
- ◆ Bike playground and skill course
- ◆ Adventure playground





Located 2 miles SE
Worlds "Largest Youth Athletic Soccer Association"



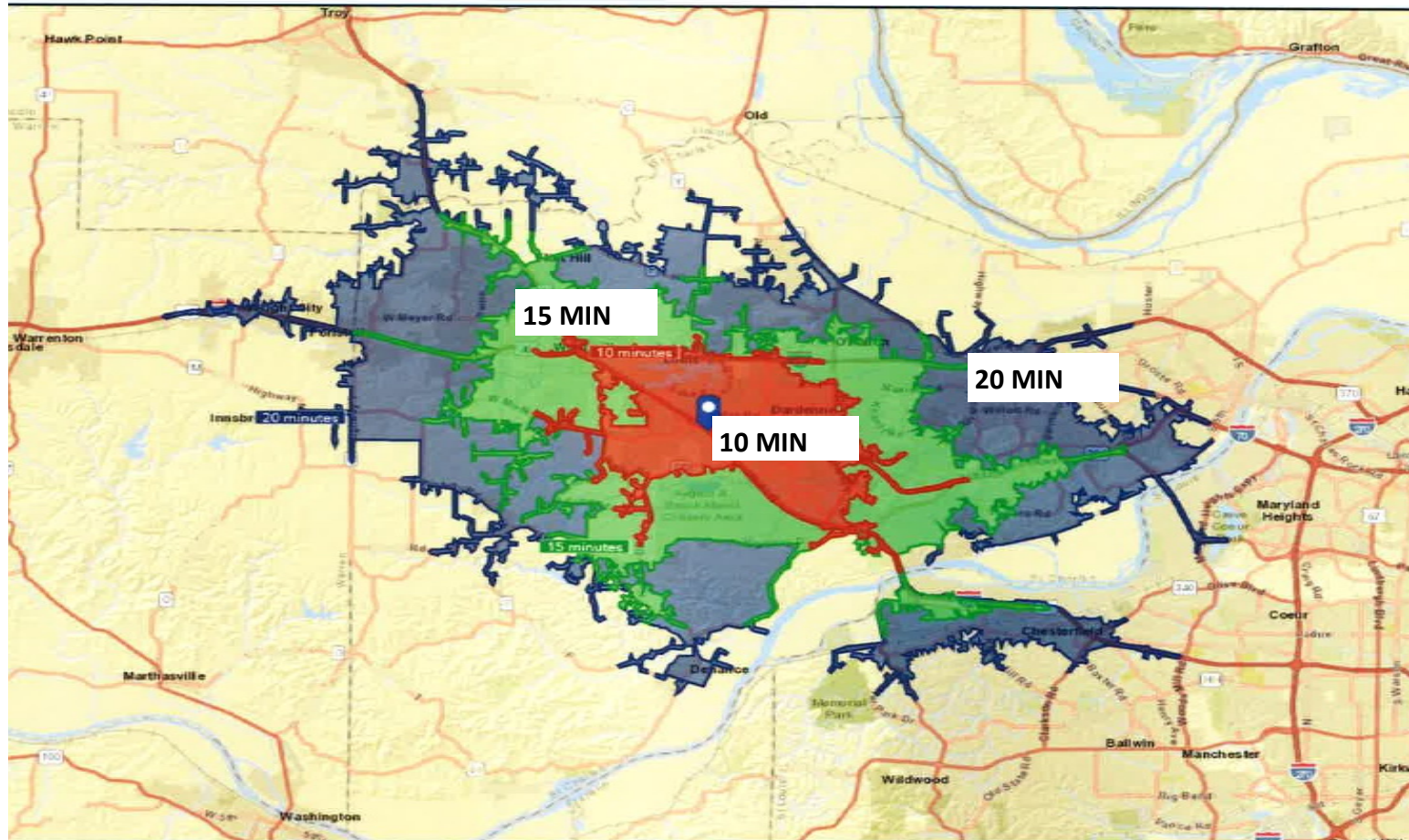
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DEMOGRAPHICS/DRIVE TIME



Drive Time	10 Min	15 Min	20 Min
Population 	90,032	195,465	364,227
Avg. Income 	\$139,257	\$130,876	\$129,567
Households 	33,059	71,782	138,254

MEDIAN HOME VALES

Lake St. Louis	\$493,558
Dardenne Prairie	\$411,485
O'Fallon	\$391,506
Wentzville	\$389,046
St. Charles County	\$271,604
State of Missouri	\$167,700

LOCAL INFORMATION

Location and Municipality: 2600, 2540 & 2500 Technology Dr. Dardenne Prairie, Mo 63368

Land Area & Dimensions: 5-25 Ac

Zoning : C-3

Account & Tax Information

2600 Technology

Account #/ Pin	2020 Taxes
777390A000	\$15,223.75
776730A000	\$10,259.36

2570 Technology

Account # / Pin	2020 Taxes
777360A000	\$19,726.01

2540 Technology

Account # / Pin	2020 Taxes
777270A000	\$1,592.53

Dardenne Prairie City: 636-561-1718

City Administrator- jknowles@dardenneprairie.org (636) 755-5303

Ward 1 Alderman: Kasey Reilly 314-750-5120 / Dave Wandling - 314-409-4271

Mayor: john Gotway

Utilities: **Electric**– Ameren **Water**– PWSD #2 **Sewer**– Duckett Creek



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