

FOR SALE

7.5 Acres of Land

3851 Vaile Ave, Florissant MO 63034

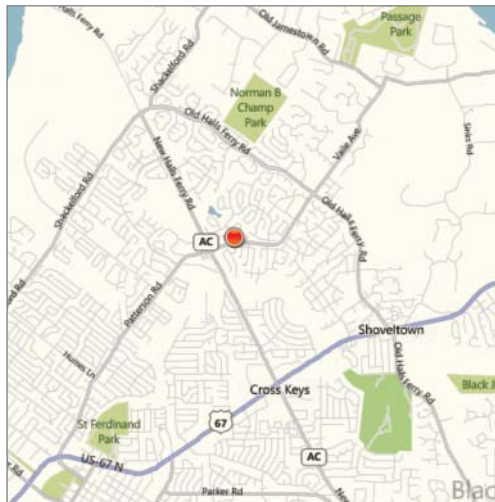


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	14,188	71,583	147,369
Households	5,950	27,536	55,202
Avg HH Inc.	\$75,423	68,160	62,977

Traffic Counts

- 13,810 VPD at Vaile Ave & Fox Plains Dr



Property Highlights

- 7.5 acres of land available
- Will subdivide
- Pre-zoned for residential development
- Development plans call for 27 lots, 60' wide
- Approved MSD, all utilities to site
- Near schools and shopping

New Sale Price

\$495,000



Commercial Real Estate Services, Worldwide.

Contact

Carl Conceller, SIOR
314 994 4801
cconceller@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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CONCEPTUAL SITE PLAN

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* Lots are 60' wide



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