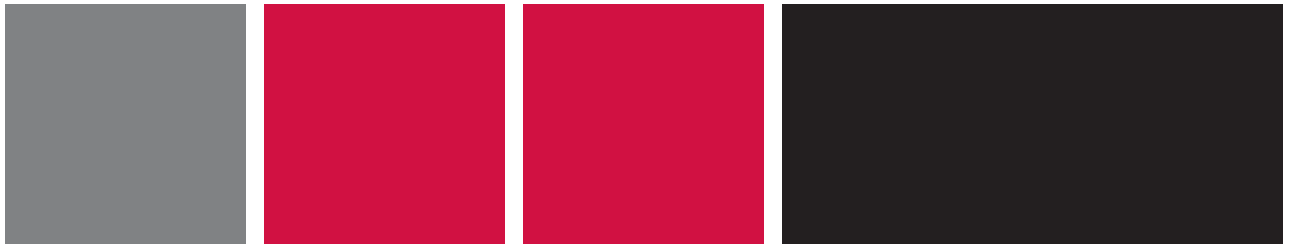


# FOR SALE - UP TO 35 ACRES Retail Development and Outlots

Talbridge at Fairgrounds & Friedens Rd, St. Charles MO



## Contact



Commercial Real Estate Services, Worldwide.

David Gannon  
314 994 2321

Peter Sheahan  
314 994 4081

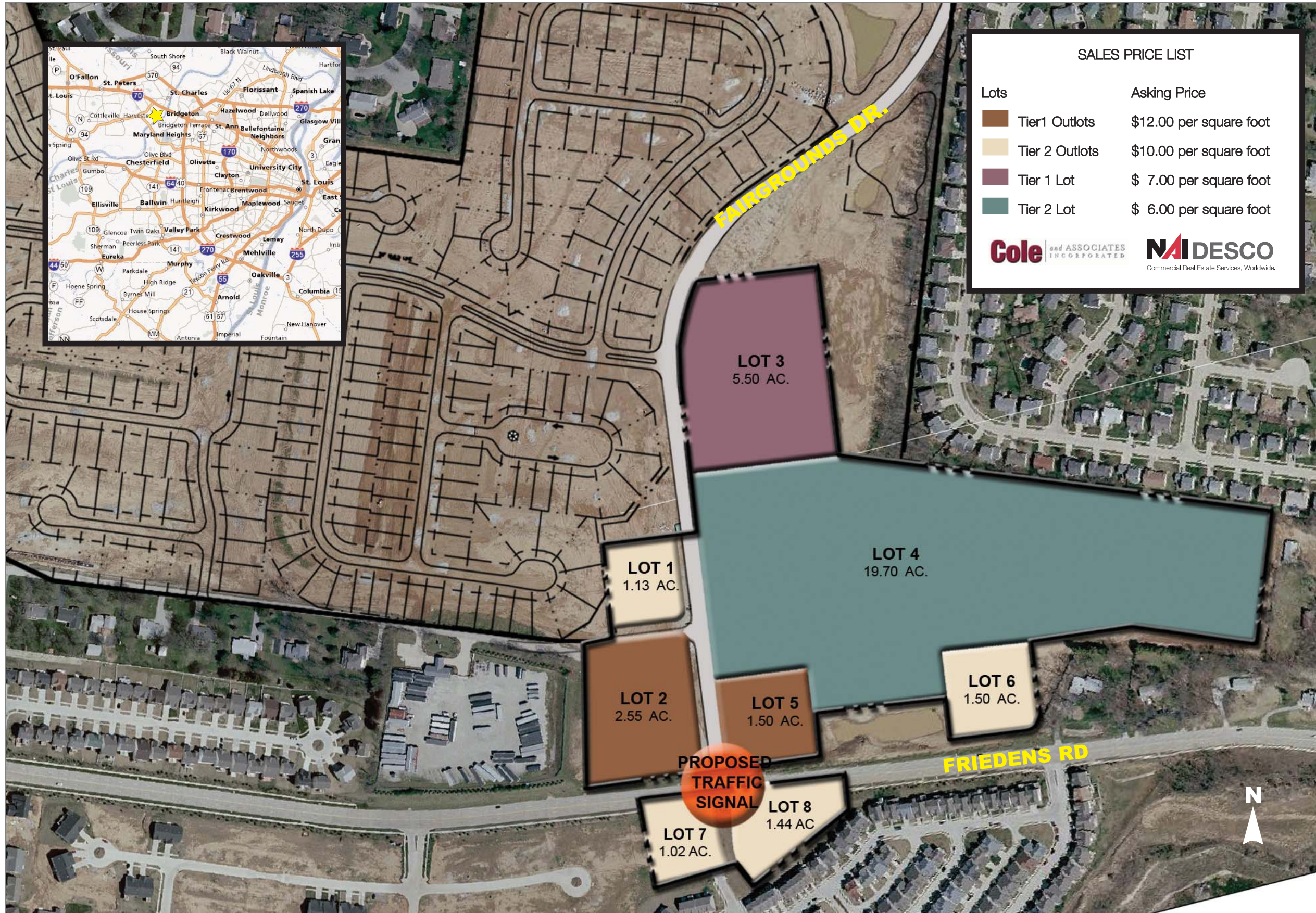
David Branding  
314 994 4948

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.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 Fax 314 994 4088  
[www.naidesco.com](http://www.naidesco.com)

# TALBRIDGE CONCEPTUAL COMMERCIAL DEVELOPMENT

Talbridge at Fairgrounds & Friedens Rd, St. Charles MO 63303



### SALES PRICE LIST

Lots	Asking Price
Tier1 Outlots	\$12.00 per square foot
Tier 2 Outlots	\$10.00 per square foot
Tier 1 Lot	\$ 7.00 per square foot
Tier 2 Lot	\$ 6.00 per square foot

**Cole and ASSOCIATES** INCORPORATED  
**NAIDESCO**  
 Commercial Real Estate Services, Worldwide.

### Property Highlights

- Located at the intersection of Friedens Rd & Fairgrounds Dr; this site is the commercial anchor of Talbridge, a 165 acre community development featuring 456 single family new homes
- 35 acres of retail / commercial land
- 7+ outlots available
- Over 1,730 new homes built or planned within 2 miles
- Located within 1 mile of St. Charles' biggest attractions including: Bass Pro Shops, the 10,000 seat Family Arena, Argosy's AmeriStar Casino & the new St. Charles Convention Center
- Within 2 minutes of all major highways including: I-70, Hwy 94 & Hwy 364 / Page Extension

### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	8,355	67,279	167,970
Households	3,735	27,786	67,747
Avg HH Inc.	\$61,490	66,337	70,190
Daytime Pop.	2,187	38,889	103,708
Median Age	36.5	35.9	37.6

### Traffic Counts

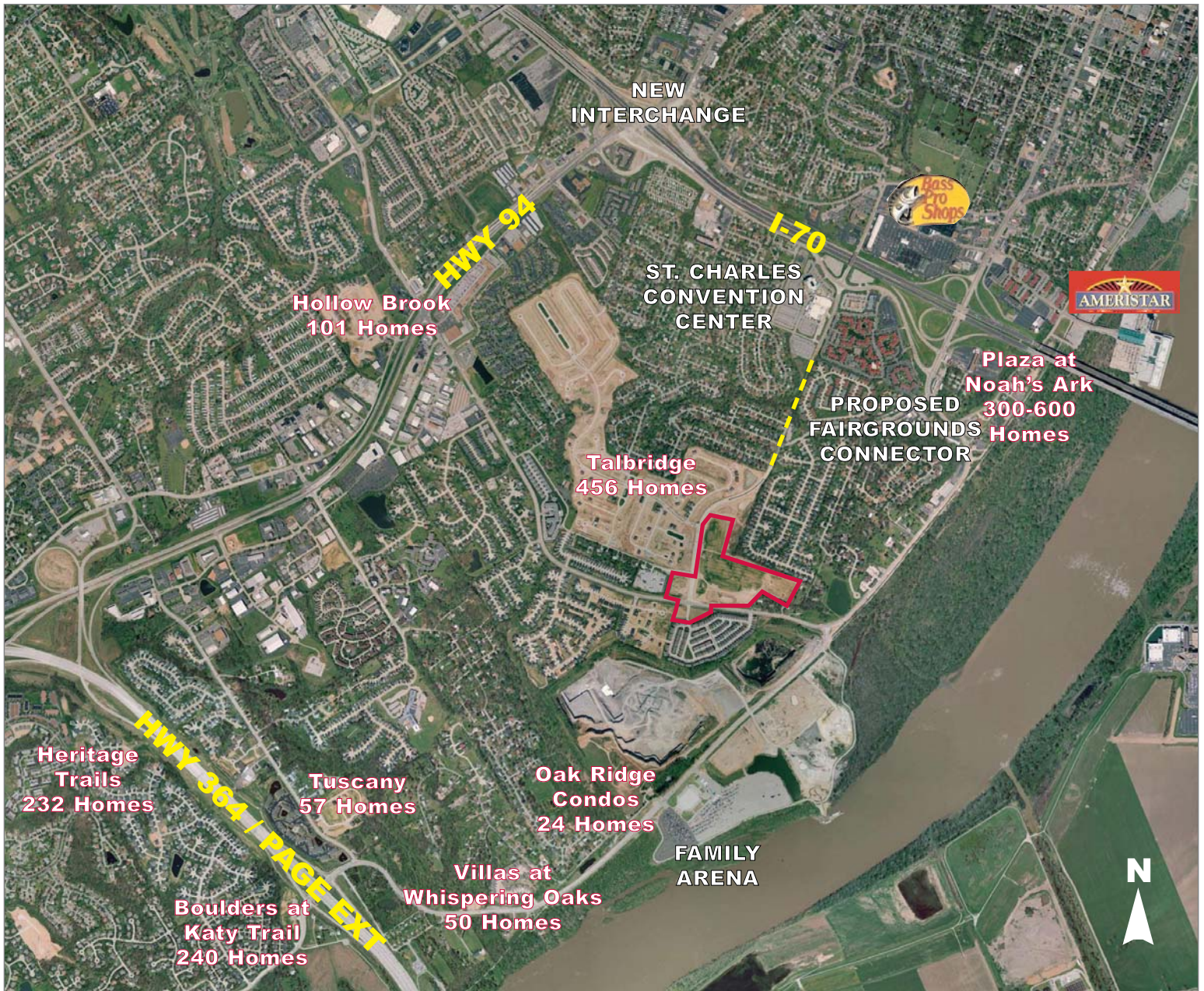
- 59,150 ADT on Hwy 94
- 38,032 ADT on S. River Rd
- 16,875 ADT projected on Friedens Rd

### St. Charles County

- 2005 census estimate: 329,940
- Fastest growing county in Missouri, in the top 2% nationally
- Missouri's top rated county for median household income: \$61,985
- 182,269 workforce; 111,872 local jobs
- 4th in nation for owner-occupied housing units
- Top employers include: CitiGroup, General Motors, AmeriStar Casino, MasterCard International, MCI, CenturyTel & Boeing

# AREA ATTRACTIONS & NEW HOMES

Talbridge at Fairgrounds & Friedens Rd, St. Charles MO



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