



Dutchman Realty

Dee Bax

dee@dutchmanrealty.com

5055 Hwy N, Suite 215  
Cottleville, MO 63304  
C) 314.267.2664  
O) 636.949.0777  
dee@dutchmanrealty.com

**1112 Hemsath, 1114 Hemsath  
& 2250 Old Hwy 94 S  
Unincorporated St Charles County  
St. Charles, MO 63303**

**Best use COMMERCIAL  
\$9.50 PSF    \$3,174,000**



### Some Local Businesses



5055 Highway N Suite 215 Cottleville, MO 63304 | DutchmanRealty.com

THIS INFORMATION IS THOUGHT TO BE ACCURATE. HOWEVER IT IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED. THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE INFORMATION HEREIN CONTAINED, AND IT IS RECOMMENDED THAT ALL BUYERS SHOULD MAKE A PERSONAL INSPECTION OF THE PROPERTY. THE LISTING MAY BE WITHDRAWN WITH OR WITHOUT NOTICE AND THE STATED PRICE IS SUBJECT TO CHANGE WITHOUT NOTICE OR APPROVAL. THE SELLER FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL OFFERS. ALL INQUIRIES, INSPECTIONS, APPOINTMENTS AND OFFERS MUST BE HANDLED



Dutchman Realty

Dee Bax

dee@dutchmanrealty.com

5055 Hwy N, Suite 215

Cottleville, MO 63304

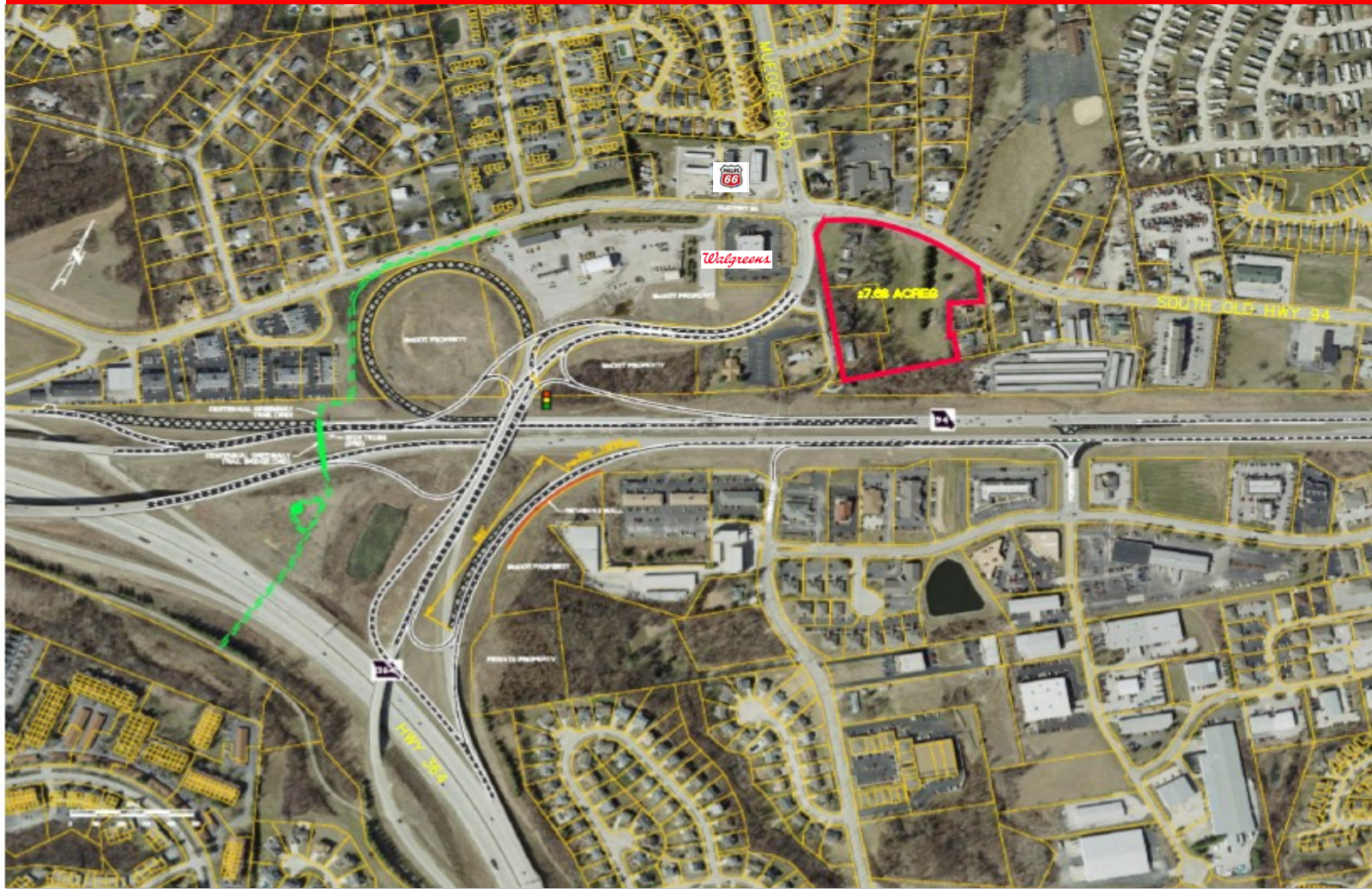
C) 314.267.2664

O) 636.949.0777

dee@dutchmanrealty.com

**1112 Hemsath, 1114 Hemsath  
& 2250 Old Hwy 94 S  
Unincorporated St Charles County  
St. Charles, MO 63303**

**\$9.50 PSF  
\$3,174,000.00**



**Rte 364 and Muegge Rd Interchange Expansion  
Currently in the utilities phase. Proposed completion 2019.**

- 7.68 +/- Acres
- Densely Populated Area
- Currently Zoned Residential
- 364 & Hwy 94/364 Frontage
- 4-Way Lighted Intersection
- Highest and Best Use: Commercial
- Water, Gas, Electric, Septic

Seller makes no representations or warranties of any kind and buyer accepts the property in its "AS-IS" "WHERE-IS" condition with all faults.