

FOR SALE
8967 Highway N
Lake St Louis, MO 63367



LAND AVAILABLE: 5.12+-ACRES
SALE PRICE: \$1,338,163.20 \$6/SF

PROPERTY DETAILS

- St Charles County
- Utilities available
- Highway N Frontage – 408 ft
- Zoned Residential
- Fast growing area
- Wentzville School District

COMMENTS

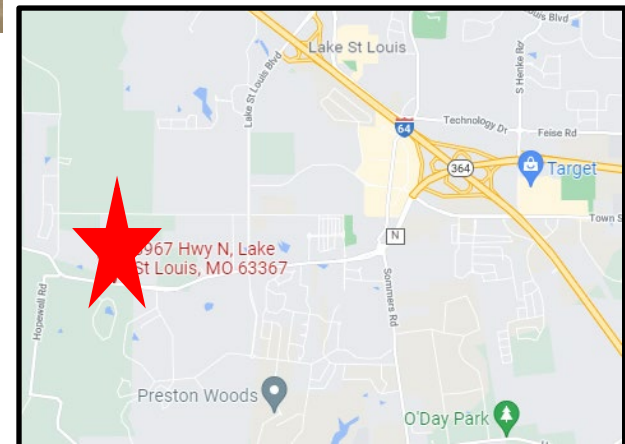
HIGHEST AND BEST USE: Residential, Retirement Center, or Outside Storage
Dee Bax Owner/Agent

Dutchman Realty
Dee Bax
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Lake St. Louis, MO



POPULATION
16,000
TRAFFIC COUNTS (2021)
Hwy N @ Falling Leaf = 11,857
Hwy N @ Stag Industrial = 10,017
Hwy N @ Lake St Louis Blvd = 8,411
MEDIAN INCOME
\$92,298



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