



**FOR SALE**

Dutchman Realty  
Dee Bax  
DutchmanRealty.com  
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636.949.0777  
1480 Woodstone Dr, Suite 209  
St. Charles, MO 63304

**Old Hwy 94 South & Hackmann Rd  
St. Charles, MO 63303** **C-2, Commercial**



**FOR SALE**

**4± Acres - C-2 Commercial**

Lot 1:	2.40 Ac.	\$3.00/s.f.	\$313,632.00
Lot 2:	1.62 Ac.	\$1.50/s.f.	\$105,850.80

See back of brochure for information on new interchange.



Dutchman  
Realty

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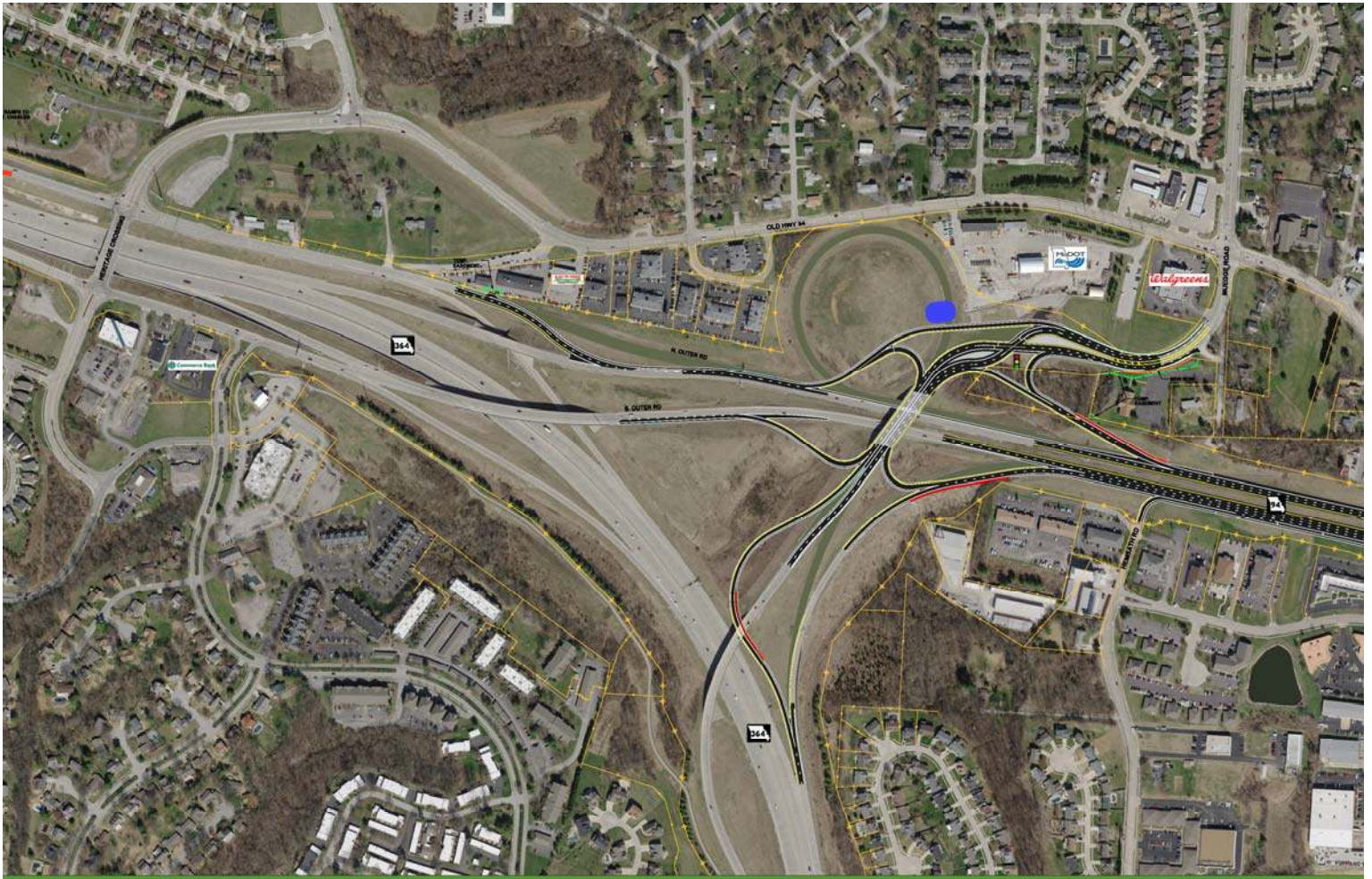
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**New 364 Interchange at Muegge Road**  
*One Exit Down From Site*



Zoned: C-2 Commercial

Best Use: Financial Center, Convenience Gas, Day Care, Medical, Office, Fast Food

Sewers Available on Lot 2

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