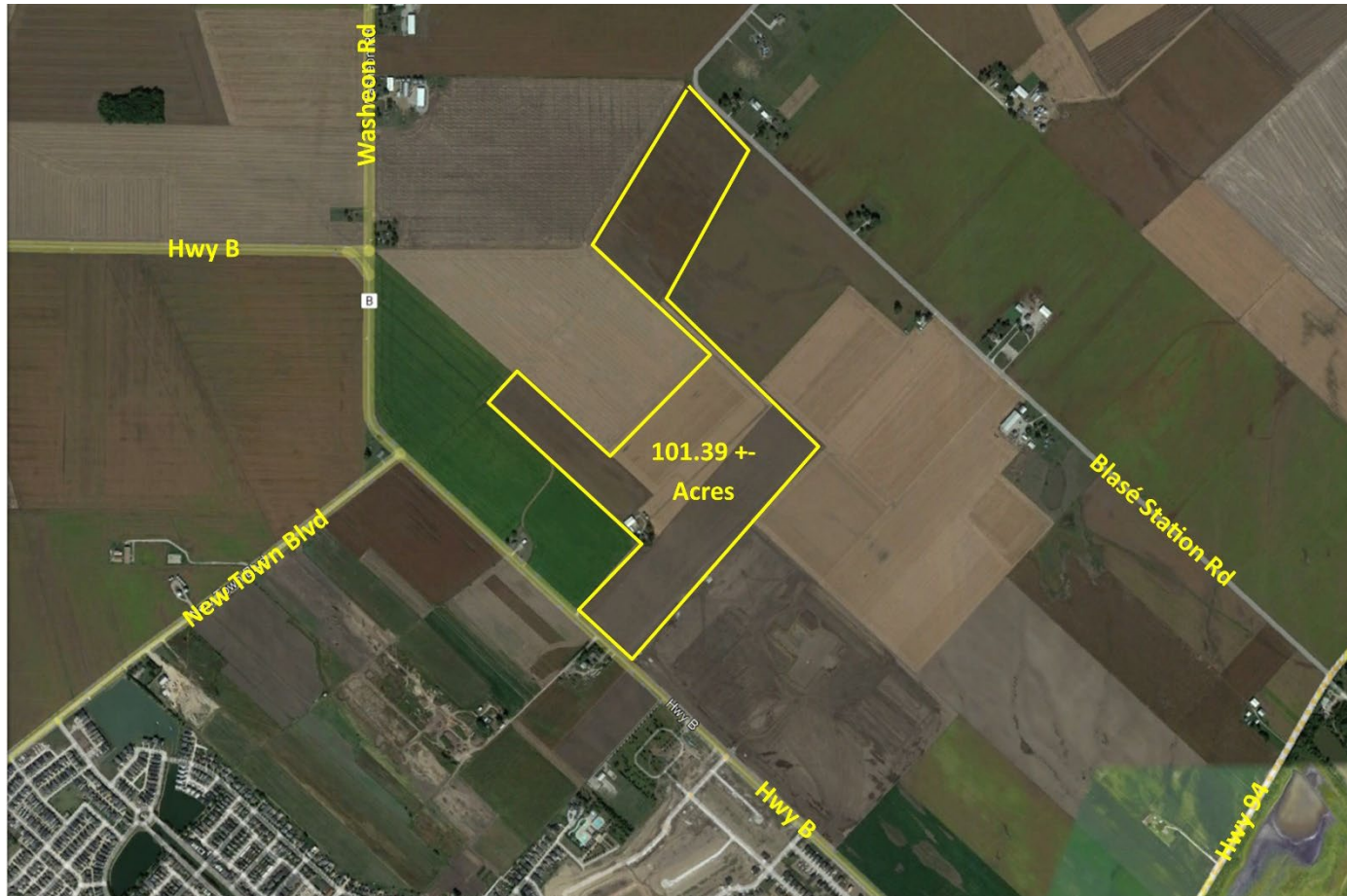


**FOR SALE**  
**2795 Hwy B**

Unincorporated St Charles, MO 63301



Dutchman Realty



**LAND AVAILABLE:** 101.39 ACRES

**SALE PRICE:** \$7,087,161.00

**\$69,900.00/Acre**

**PROPERTY DETAILS**

- Unincorporated St Charles County
- High Growth Area
- 4.7 mi Hwy 370
- Laclede Gas
- City Sewer: Upgrades Needed
- City Water on North Side of Hwy B
- Zoned Industrial

**COMMENTS**

Adjacent to new Orchard Farm SD High School and City of St Charles Multi-Use Park. Close to Premier 370, Lakeside Logistic Center and Fountain Lakes Industrial Parks. Offers unparalleled access to a thriving business ecosystem.

New Town has 1500 homes with 3500 residents – additional new construction being built

Potential uses include Industrial, Residential, Mixed-Use, Storage, Office, Medical or Institutional

Dutchman Realty

Dee Bax

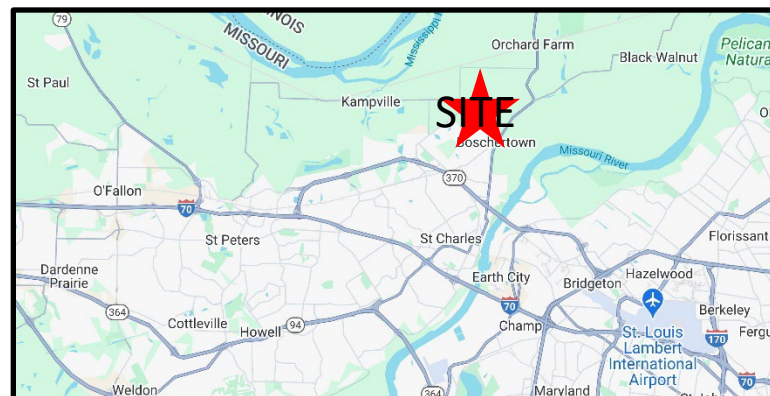
DutchmanRealty.com

[dee@dutchmanrealty.com](mailto:dee@dutchmanrealty.com)

636.949.0777

1480 Woodstone Dr, Suite 215

St. Charles, MO 63304





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200 Acre Park - School Master Plan | City of St. Charles, MO  
 FINAL MASTER PLAN | 34  
 35 | FINAL MASTER PLAN

## NEW CITY OF ST. CHARLES PARK

### Amenities of the park will include:

- The Hub – An active program area with activities such as pickleball, concessions and food trucks, social spaces, water recreation access, and game areas such as mini golf, batting cages, yard games, etc.
- Field House – A recreation focused amenity with indoor and outdoor space to support department programming and provide opportunities for partnerships.
- Family Area – A combination of active and passive spaces, this area is the traditional day use park zone. Amenities include playground, shelters, trailheads, open play lawn, etc.
- Bike Park – A unique amenity for the parks system, this area can provide bicycle activities for a variety of skill levels as well as host special events. R/C car or other compatible activities may be considered for this amenity area as well.
- Green Space – This program area is found in consolidated areas to provide open activity space or programmed sports and events. It is also spread throughout the park to include activities such as park trail systems and disc golf course.
- Lake Amenities – The lake amenity in this park will provide a recreation opportunity and a stormwater management facility. Looking at ways to maximize these roles will be important for the overall park experience. The images explore active and passive lake-based recreation.
- Native Landscape / Stormwater – A critical component to this park is a combination of landscapes, stormwater management, education opportunities and art to be incorporated throughout the park creating and enhancing the functional and recreational park experience.

## NEW ORCHARD FARM HIGH SCHOOL

The new Orchard Farm High School, located at 2555 Highway B, opened its doors to students on January 17, 2024.

The new facility has a brand-new building with classrooms, labs, cafeteria and common areas, a Football/Track/Soccer Stadium with state-of-the-art artificial turf, 2 baseball fields, 1 softball field, 2 practice fields, ample parking and room for future growth of classrooms.

Orchard Farm R-V School District is a highly rated, public school district. It has 2,318 students in grades PK, K-12 with a student-teacher ratio of 16 to 1.





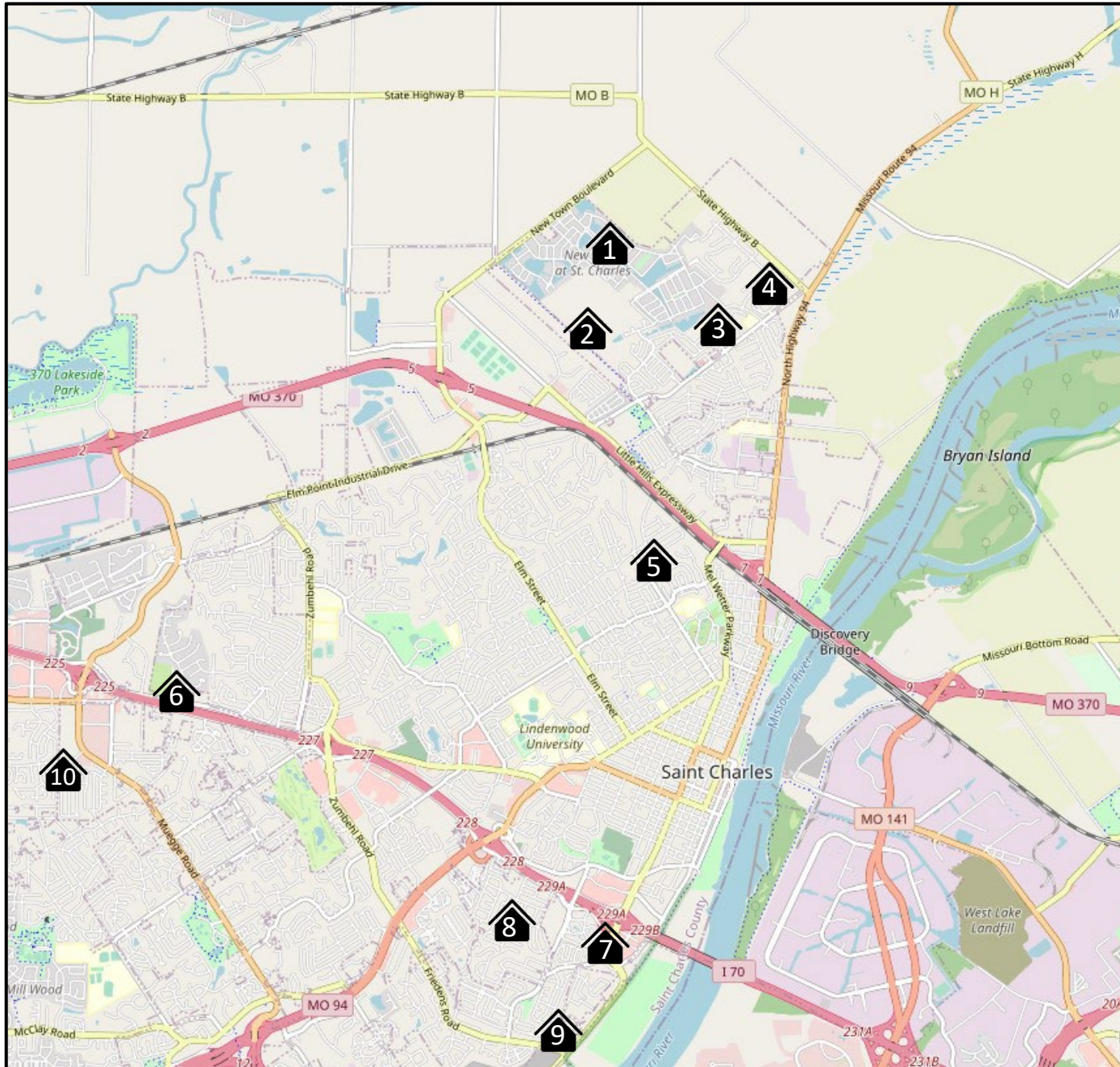
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### Under Construction or Recently Completed Housing Units

1. Promenade at New Town 187 Units
2. New Town Merz Tract 607 Units
3. New Town Phase 10-B 255 Units
4. Charlestowne Crossing 234 Units
5. Villages of Provence 431 Units
6. Sanford Property 235 Units
7. Residences at Streets 309 Units
8. Estates at Talbridge 49 Units
9. River Crossing Apts. 252 Units
10. Fountainview Condos 144 Units





**FOR SALE**  
**2795 Hwy B**  
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### Demographics

	1 Mile	3 Mile	5 Mile
Population	36,101	81,282	171,231
Households	13,844	33,750	70,392
Avg Income	\$78,843	\$76,990	\$80,729

