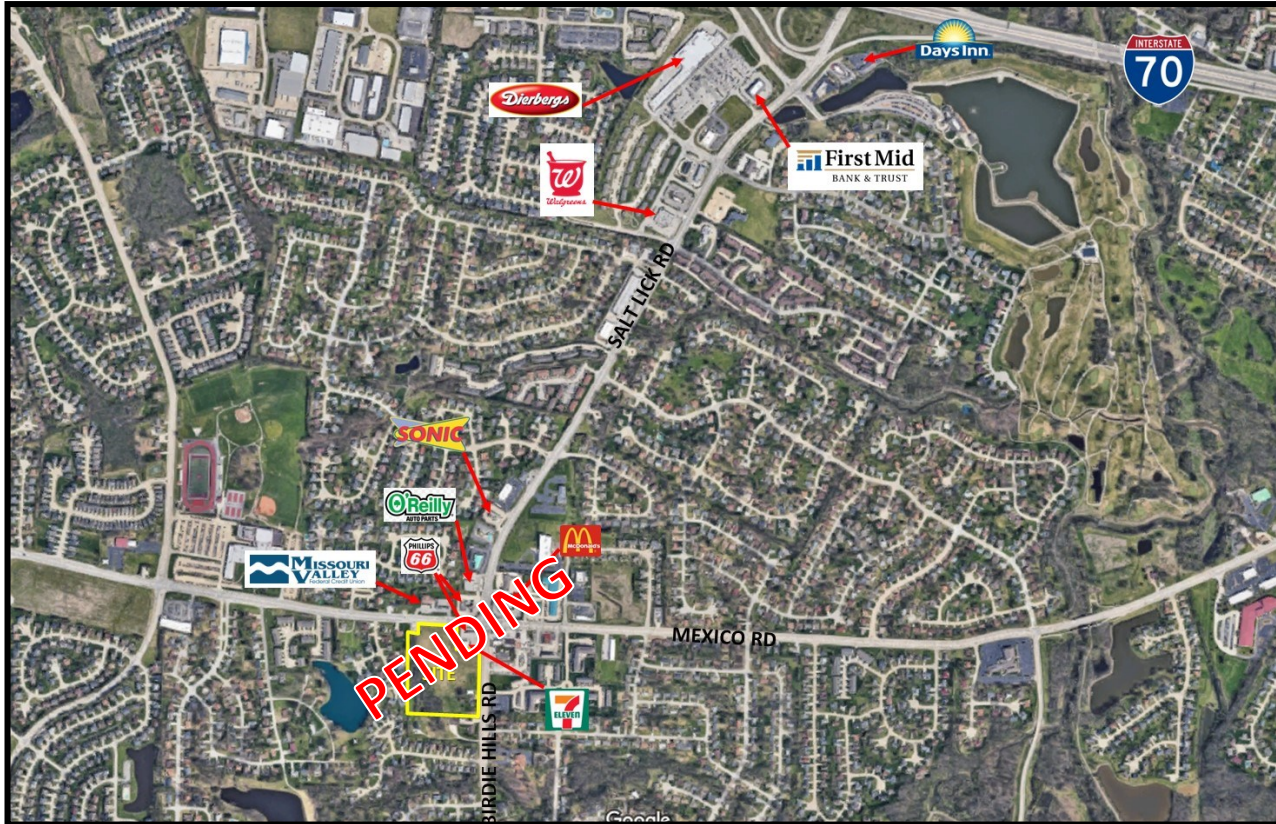


**FOR SALE**

**109 BIRDIE HILLS ROAD**

St. Peters, Missouri 63376



**LAND AVAILABLE: 10 +/- Acres**

**SALE PRICE: \$2,178,000.00 - \$5 sf**

**PROPERTY INFO:**

- **Current Zoning: Agriculture**
- **Future Land Use: C-2**
- **Utilities: Sewers: St. Peters On Site, Water: St. Peters or Missouri American Water**

**COMMENTS:**

- **Property will need to be annexed into the City of St. Peters, MO**
- **Great Site for Commercial Development, Mixed Use, and Indoor Storage/Self Storage**
- **27,124 VPD (Vehicles per Day) on Mexico Rd. at Salt Lick/Birdie Hills**

**Dutchman Realty**  
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636.949.0777  
1480 Woodstone Dr, Suite 215  
St. Charles, MO 63304

**St. Peters, MO**



POPULATION

**58,129**



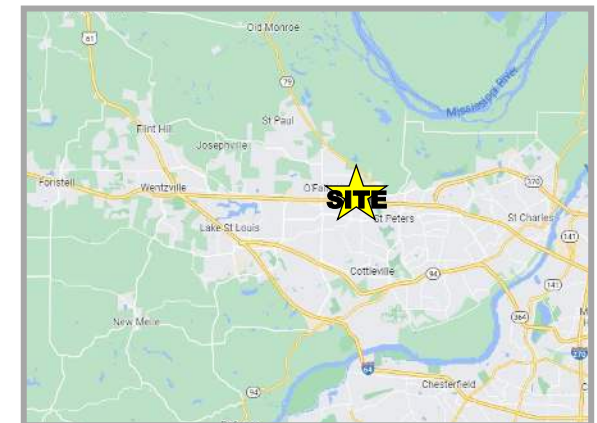
MEDIAN HOME PRICE

**\$206,700**



MEDIAN INCOME

**\$83,624**



**FOR SALE**

**109 BIRDIE HILLS ROAD**

St. Peters, Missouri 63376



Dutchman Realty



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