

**FOR SALE**  
**GUTERMUTH AT HWY 364**  
 Cottleville, Missouri 63304



**LAND AVAILABLE:**

Tract 1: 2.5 +- Acres \$2,395,800 - \$22/SF

**PROPERTY DETAILS**

- High growth area
- City of Cottleville
- Full interchange at I-364 complete

**COMMENTS**

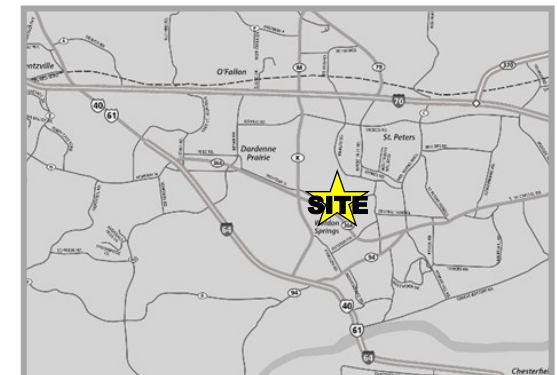
Directly adjacent to new Avalon Park Senior Living (175 units) and Cottleville Trails subdivision (500 homes)  
 Connected to Golf Cart Path  
 Adjacent to St. Peters, population 60,000+  
 Average Daily Traffic:  
 Page West at Gutermuth = 24,412  
 Page East at Gutermuth = 26,576

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POPULATION	<b>5,408</b>
MEDIAN HOME PRICE	<b>\$351,900</b>
MEDIAN INCOME	<b>\$131,618</b>



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