

# PROPERTY FOR SALE

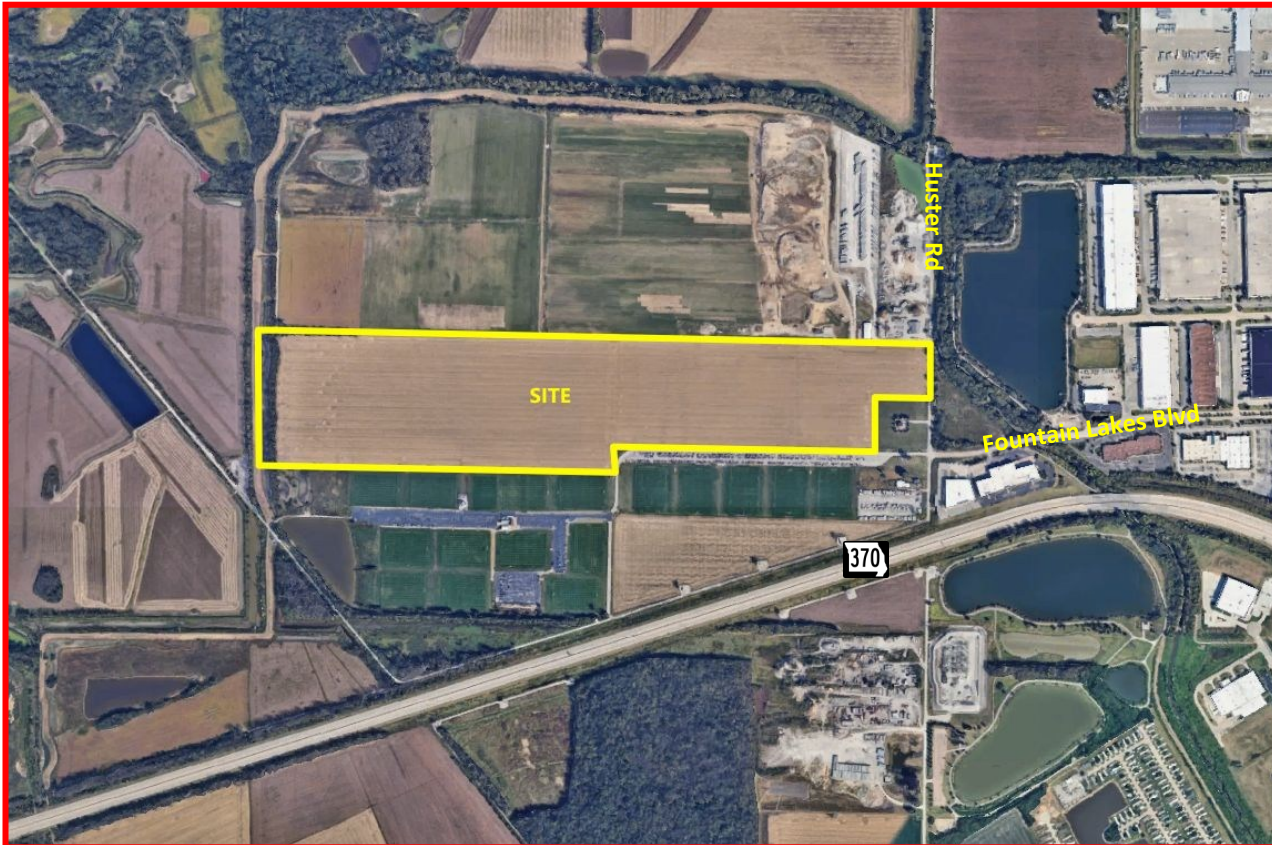
Huster Rd.

St. Charles, Missouri 63301

**SALE PRICE: \$3,103,800**

**\$28,000 per Acre**

**110.80 +/- Acres**



## PROPERTY INFO:

- City of St. Charles, MO
- Zoning: Light Industrial
- Visibility and Easy Access to I-370
- Levee
- Flood Plain and Floodway
- Utilities: Sanitary Sewer Main Huster Rd. Water Main at intersection of Huster Rd and Fountain Lakes Blvd.

## COMMENTS:

- Property Located in City Wellhead Protection District
- Excellent Location for Industrial Development
- Daily Vehicle Count:  
I-370 & Elm St / New Town Blvd 52,684  
Elm St & Elm Point Industrial Dr 31,749



[www.dutchmanrealty.com](http://www.dutchmanrealty.com)

**DEE BAX • OWNER/BROKER**

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**1480 Woodstone Dr., Suite 215**

**St. Charles, MO 63304**

**O: 636-949-0777**

**C: 314-267-2667**

St. Charles, MO



POPULATION

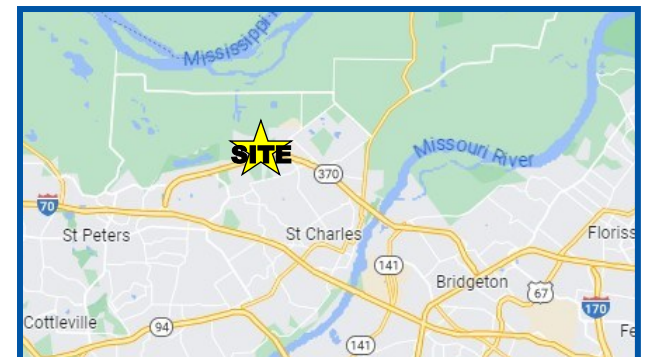
**71,800**

MEDIAN HOME PRICE

**\$280,800**

MEDIAN INCOME

**\$85,552**



**COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST**

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**Dutchman  
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