

PROPERTY FOR SALE

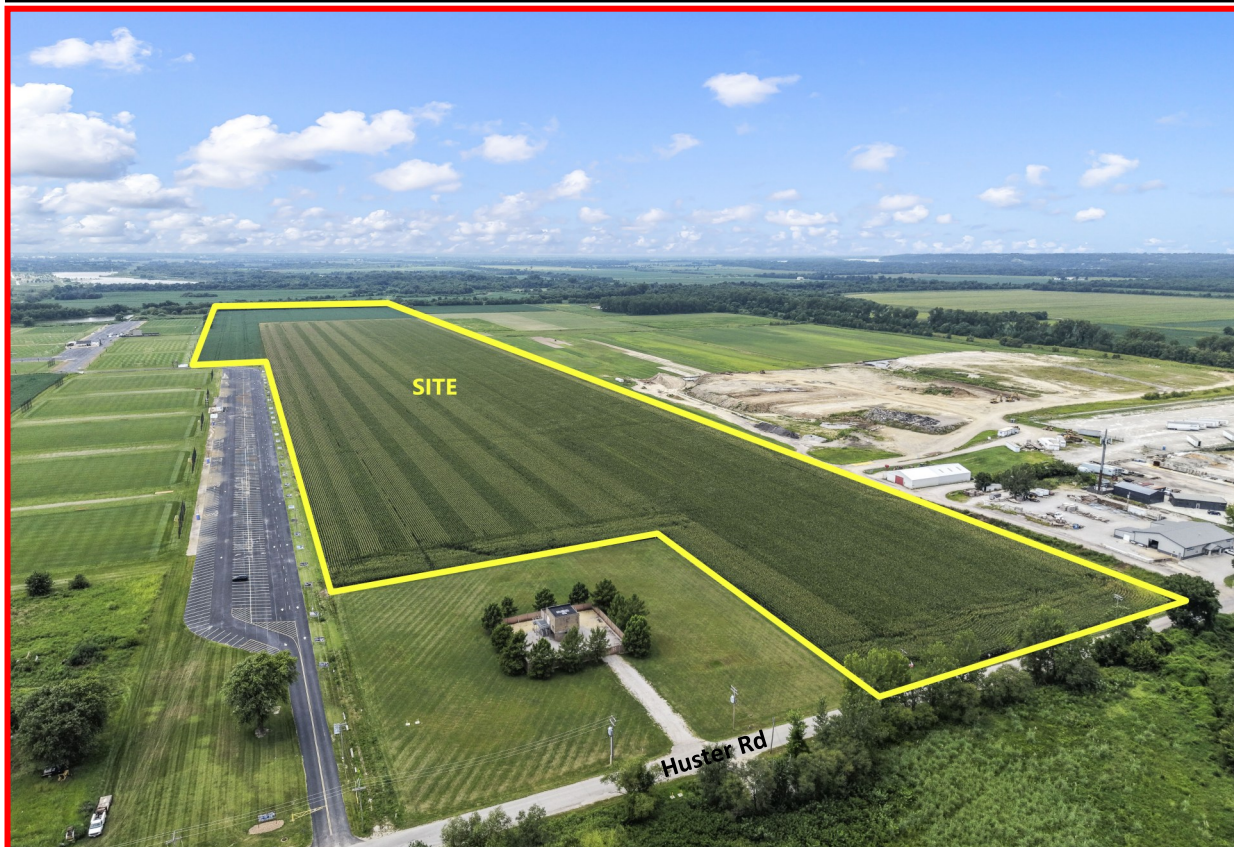
Huster Rd.

St. Charles, Missouri 63301

SALE PRICE: \$2,160,600

\$19,500 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
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St. Charles, MO 63304
O: 636-949-0777
C: 314-267-2667

St. Charles, MO



POPULATION

71,800



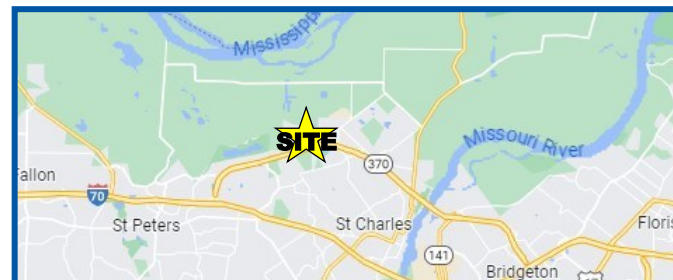
MEDIAN HOME PRICE

\$280,800



MEDIAN INCOME

\$85,552



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COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST

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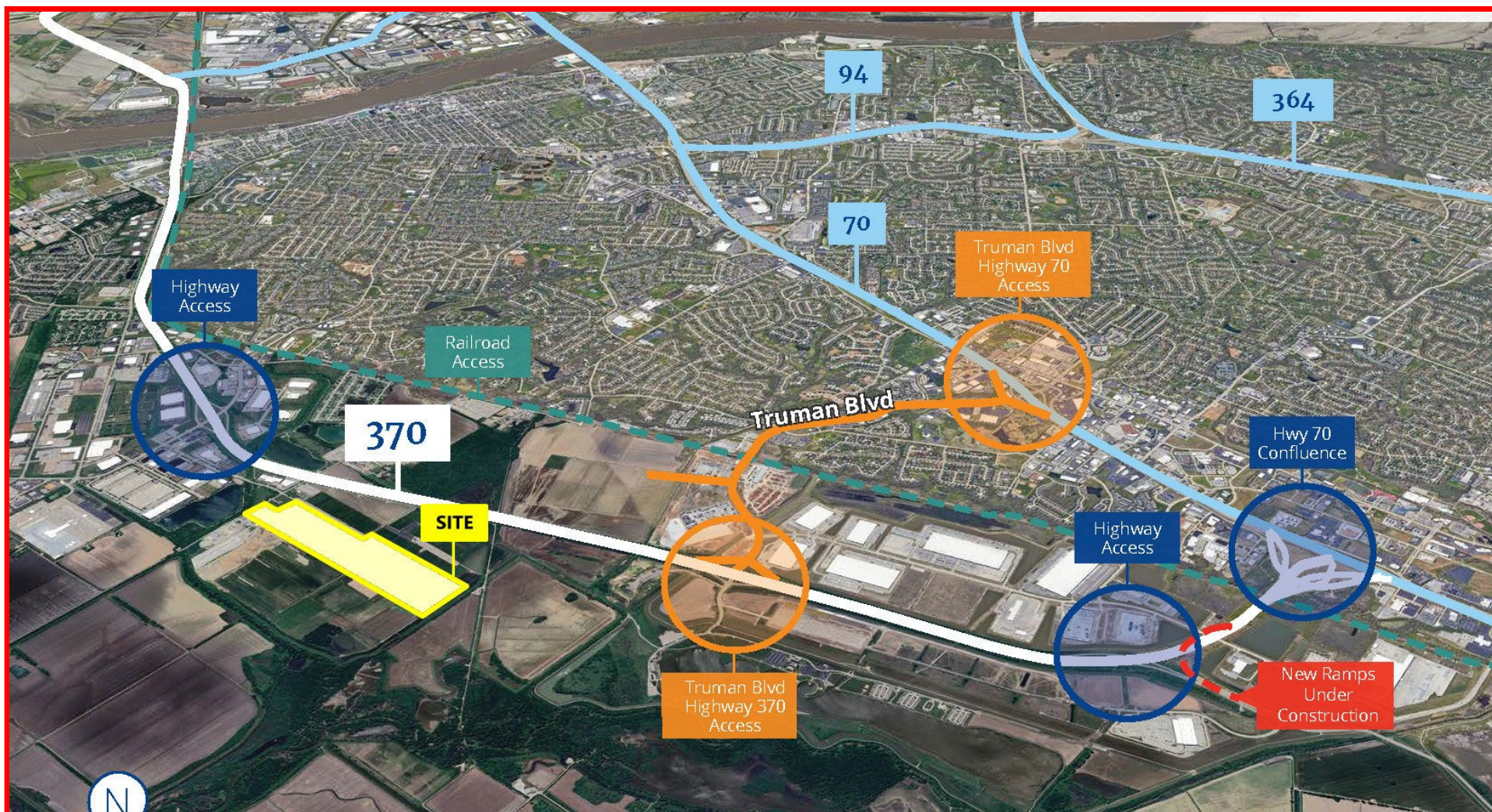
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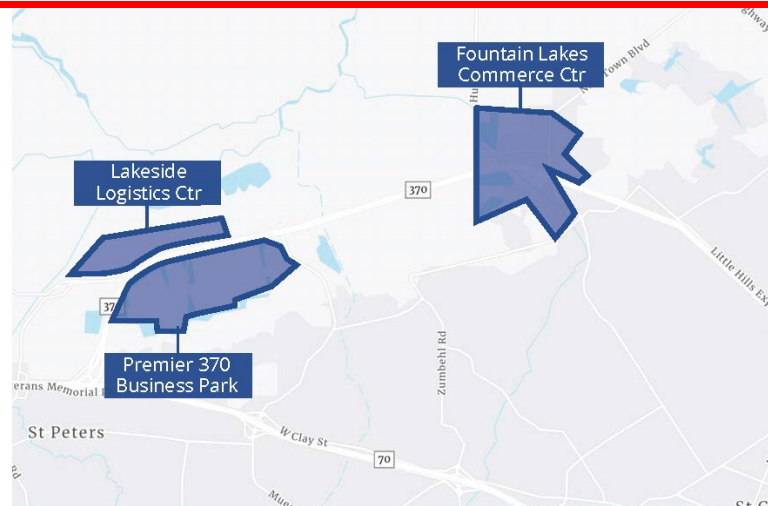
Industrial Development Opportunity

Located in the heart of St. Charles County's Industrial Zone

This rare and exceptional opportunity presents a large land tract for **immediate development** within the sought-after St. Charles submarket.

Situated with easy access and high visibility to Hwy 370, this prime location offers **superior connectivity** to major transportation routes, including I-70 and Hwy 270 via Hwy 370.

The property is conveniently **adjacent to established industrial parks** such as Premier 370, Lakeside Logistic Center, and Fountain Lakes Industrial Parks. This strategic positioning ensures unparalleled access to a thriving business ecosystem and a robust network of existing industrial operations.



Offering Highlights

- 110 +/- acres available for immediate development
- Zoning is Planned Industrial for the City of Saint Charles' master plan

6

miles to
Interstate 70

14

miles to Lambert
International
Airport

28

miles to
Downtown
St. Louis



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