

PROPERTY FOR SALE

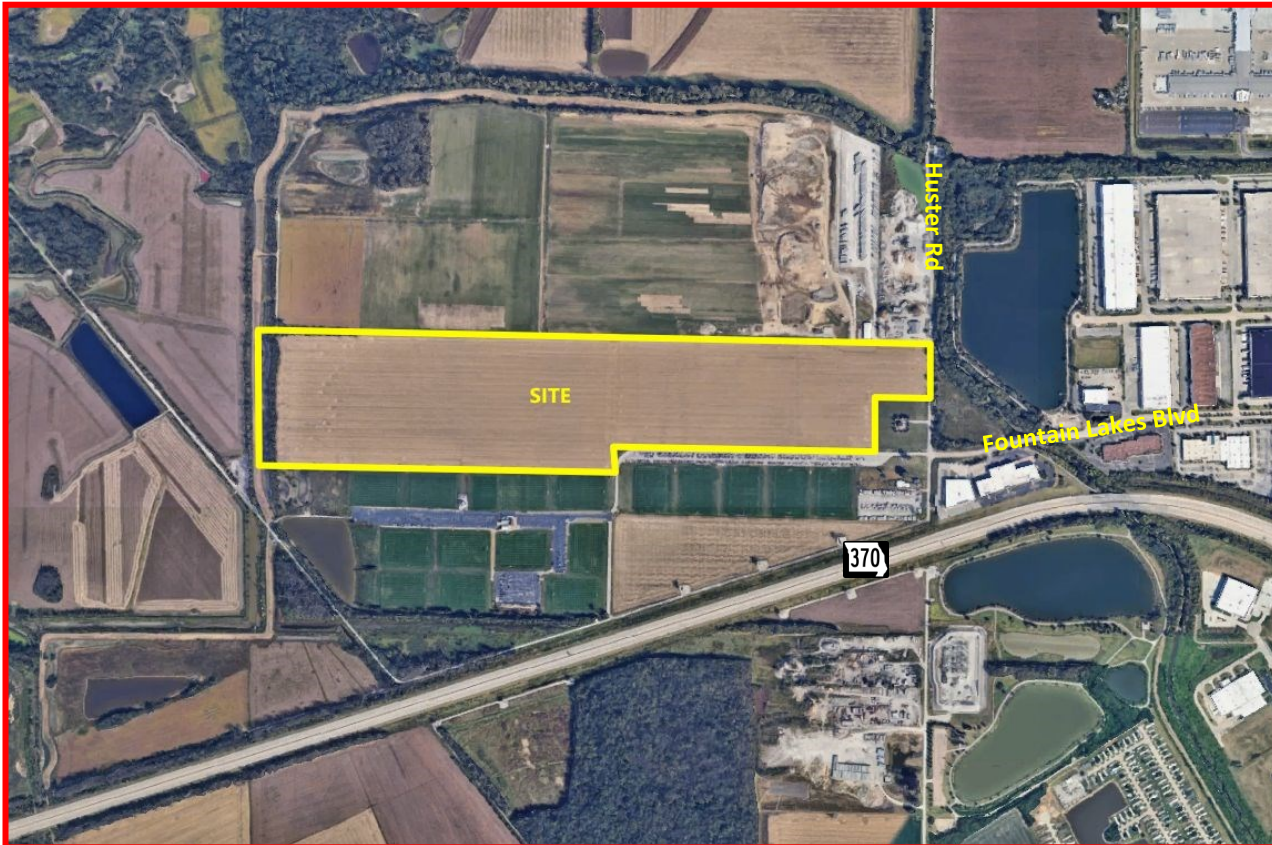
Huster Rd.

St. Charles, Missouri 63301

SALE PRICE: \$9,900,000.00

\$2.05 per sf

110.80 +/- Acres



PROPERTY INFO:

- City of St. Charles, MO
- Zoning: I1 Light Industrial
- Levee: Not Certified
- Flood Plain: Flood Elevation 442', Northwest Corner 430', Floodway
- Utilities: Sanitary Sewer Main along 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



www.dutchmanrealty.com

DEE BAX • OWNER/BROKER

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1480 Woodstone Dr., Suite 215

St. Charles, MO 63304

O: 636-949-0777

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St. Charles, MO



POPULATION

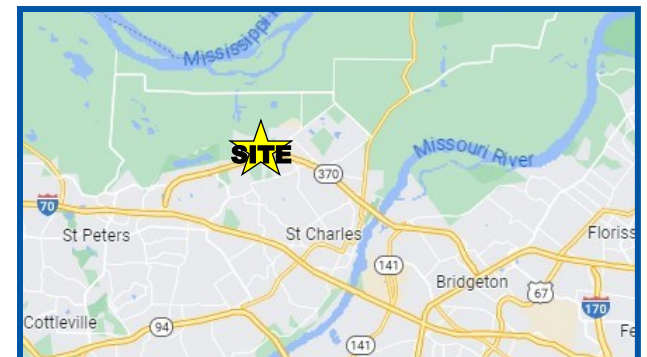
70,820

MEDIAN HOME PRICE

\$226,200

MEDIAN INCOME

\$75,516



COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST

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