

PROPERTY FOR SALE

3971 Huster Rd.

St. Charles, Missouri 63301

SALE PRICE: \$17,800,000.00

202.70 +/- Acres



PROPERTY INFO:

- City of St. Charles, MO
- Zoning: I1 Light Industrial
- Visibility and Easy Access to I-370
- Levee
- Flood Plain and 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
- Daily Vehicle Count:

I-370 & Elm St / New Town Blvd 52,684

Elm St & Elm Point Industrial Dr 31,749



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



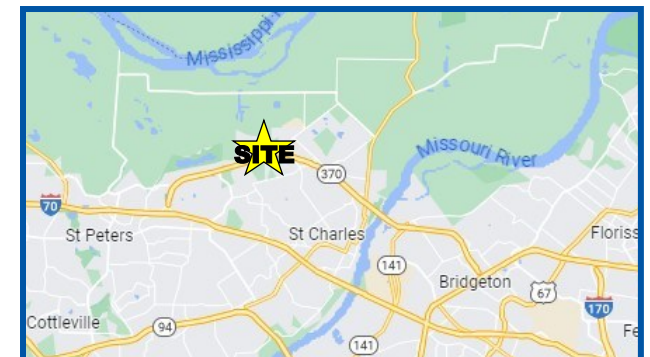
MEDIAN HOME PRICE

\$280,800



MEDIAN INCOME

\$85,552



COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST

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**Dutchman
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