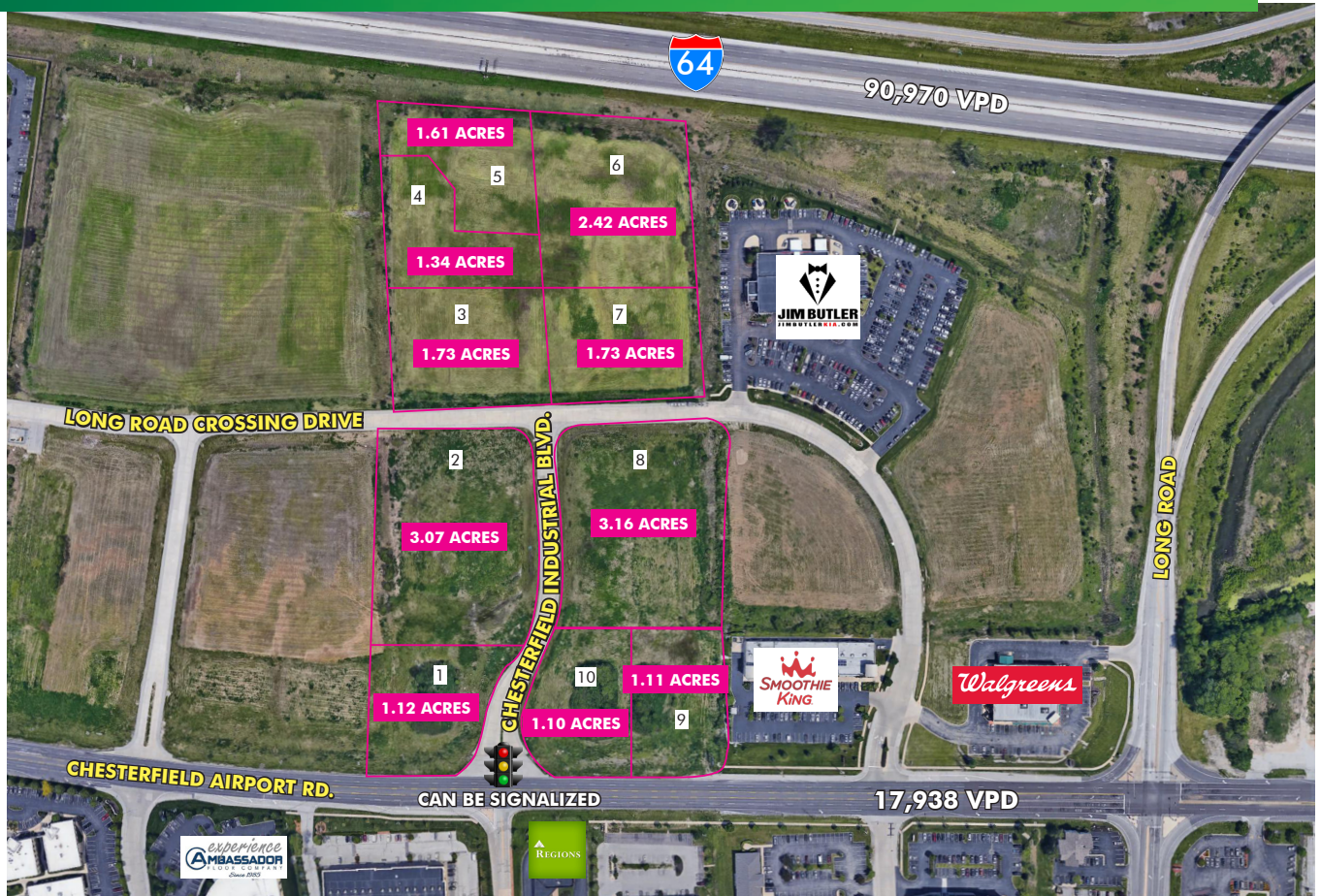


FOR SALE

# CHESTERFIELD LOTS

730-738  
LONG ROAD CROSSING DRIVE  
Chesterfield, MO 63005



## PROPERTY DETAILS

- + High profile lots in heart of Chesterfield retail/business corridor
- + Developed, level site with conceptual plans for up to 10 individual lots that can be combined
- + Potential for direct access to signalized intersection
- + Current zoning: PI (Planned Industrial)
- + Permitted uses include: retail, restaurant, office, medical office, hotel, car wash, filling station, vehicle service station, etc.



## AREA DEMOGRAPHICS

2019 STATS	1 MILE	3 MILE	5 MILE
Daytime Population	8,393	26,542	88,005
Avg. Household Income	\$198,467	\$226,841	\$158,300
Avg. Housing Value	\$445,000	\$656,007	\$409,029

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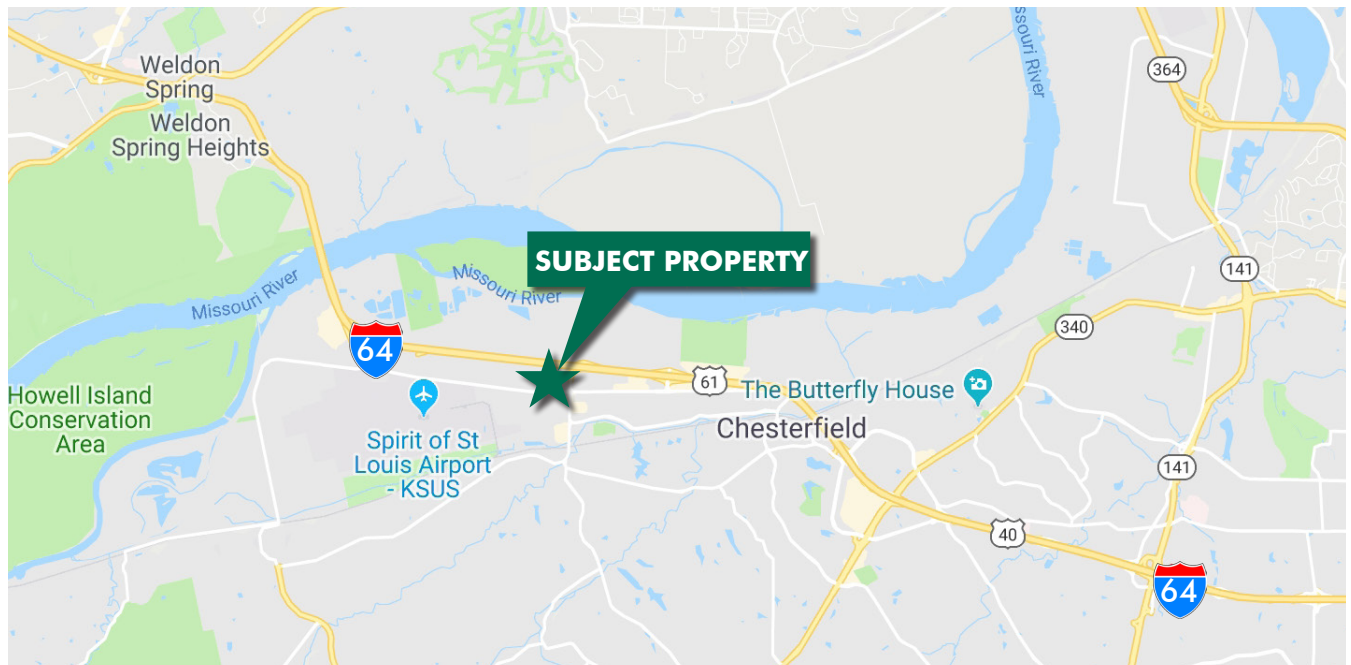


## LOT DETAILS

LOT #	APPROX. ACRES	SALE PRICE	PRICE/SF
1	1.12	\$781,000	\$16.00
2	3.07	\$1,337,000	\$10.00
3	1.727	\$677,000	\$9.00
4	1.337	\$640,000	\$11.00
5	1.614	\$773,000	\$11.00
6	2.42	\$1,162,000	\$11.00
7	1.727	\$677,000	\$9.00
8	3.156	\$1,374,000	\$10.00
9	1.11	\$773,000	\$16.00
10	1.095	\$763,000	\$16.00



## LOCATION MAP



[www.cbre.us/stlouis](http://www.cbre.us/stlouis)

**CBRE**

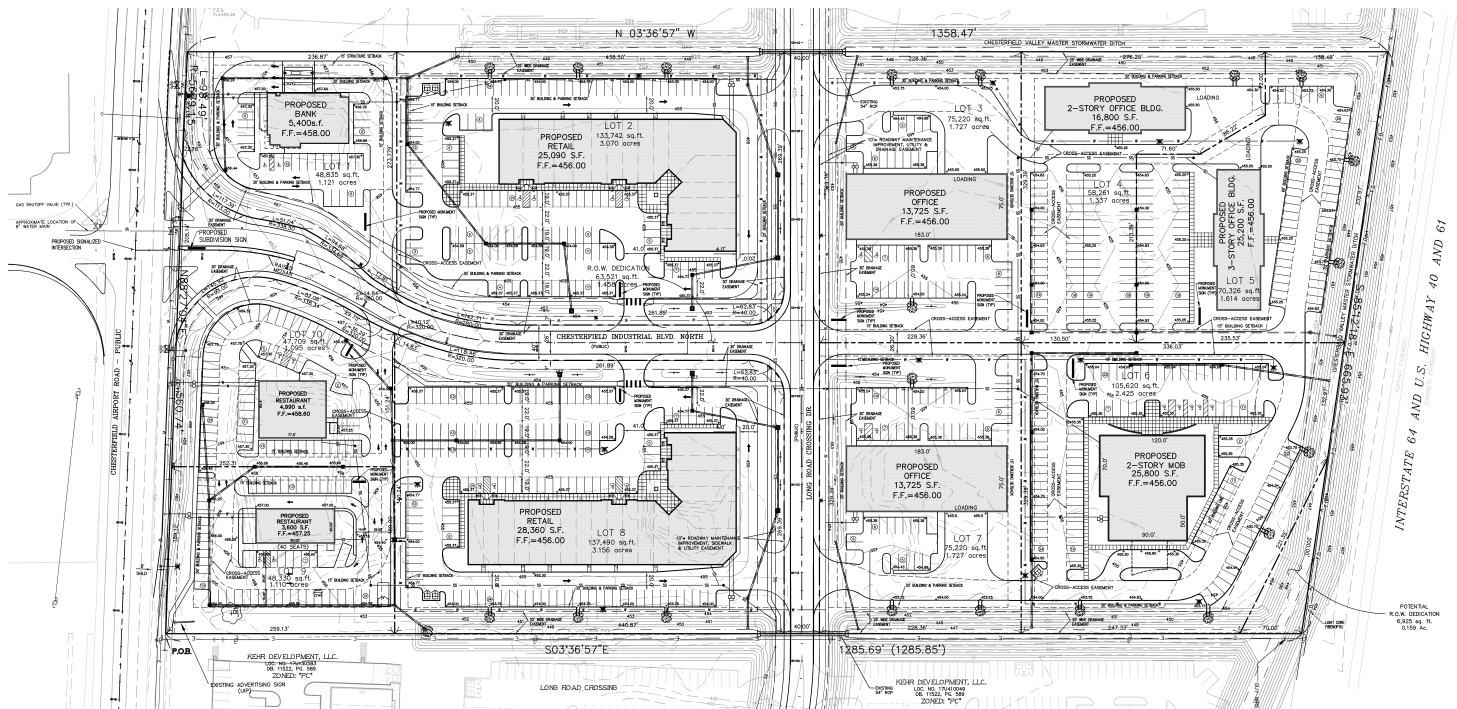


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## CONCEPTUAL SITE PLAN



## CONTACT INFO

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