

FOR SALE

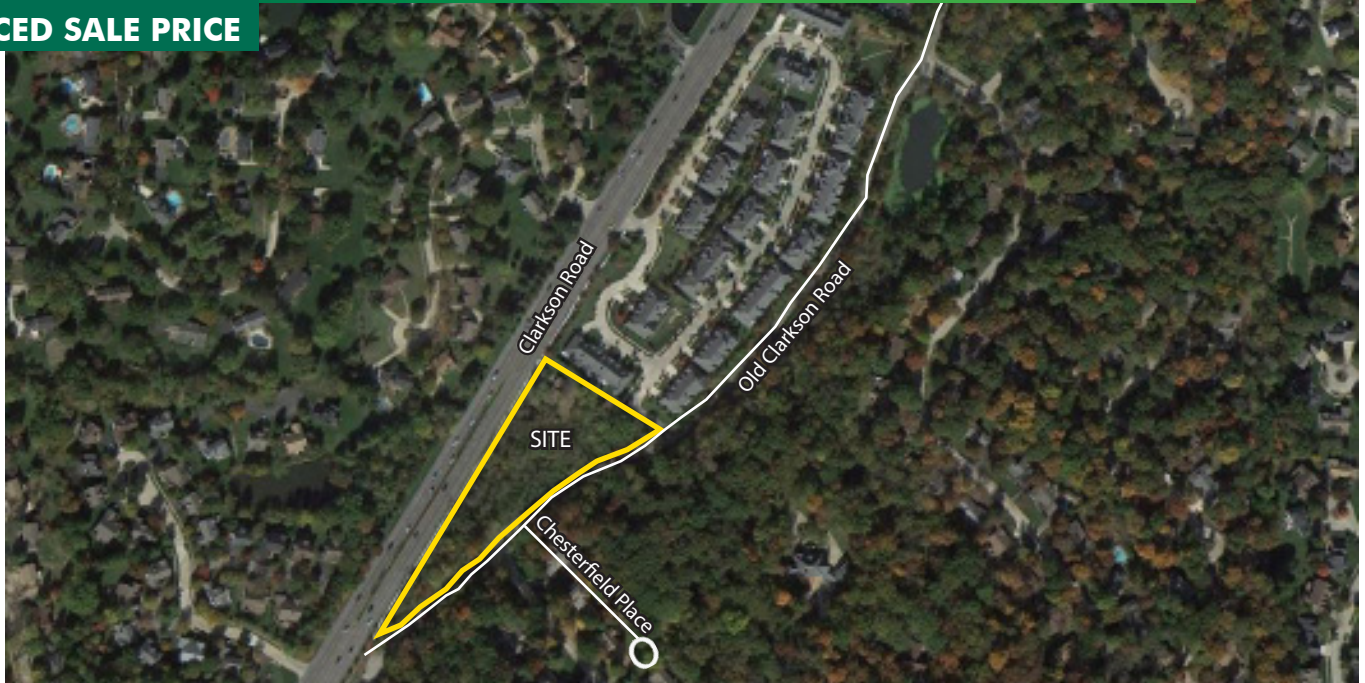
# 2.84- ACRE SITE AVAILABLE

2030

CLARKSON ROAD

Chesterfield, MO 63017

REDUCED SALE PRICE



## PROPERTY INFORMATION

- + 2.84- acre site
- + Excellent opportunity to develop prime location within the City of Chesterfield
- + Chesterfield Master Plan includes single family, attached villas, etc.
- + Located in Rockwood School District
- + Opportunity to connect to existing connector road

**REDUCED SALE PRICE: \$545,000 (\$4.41 PSF)**



## CONTACT INFO

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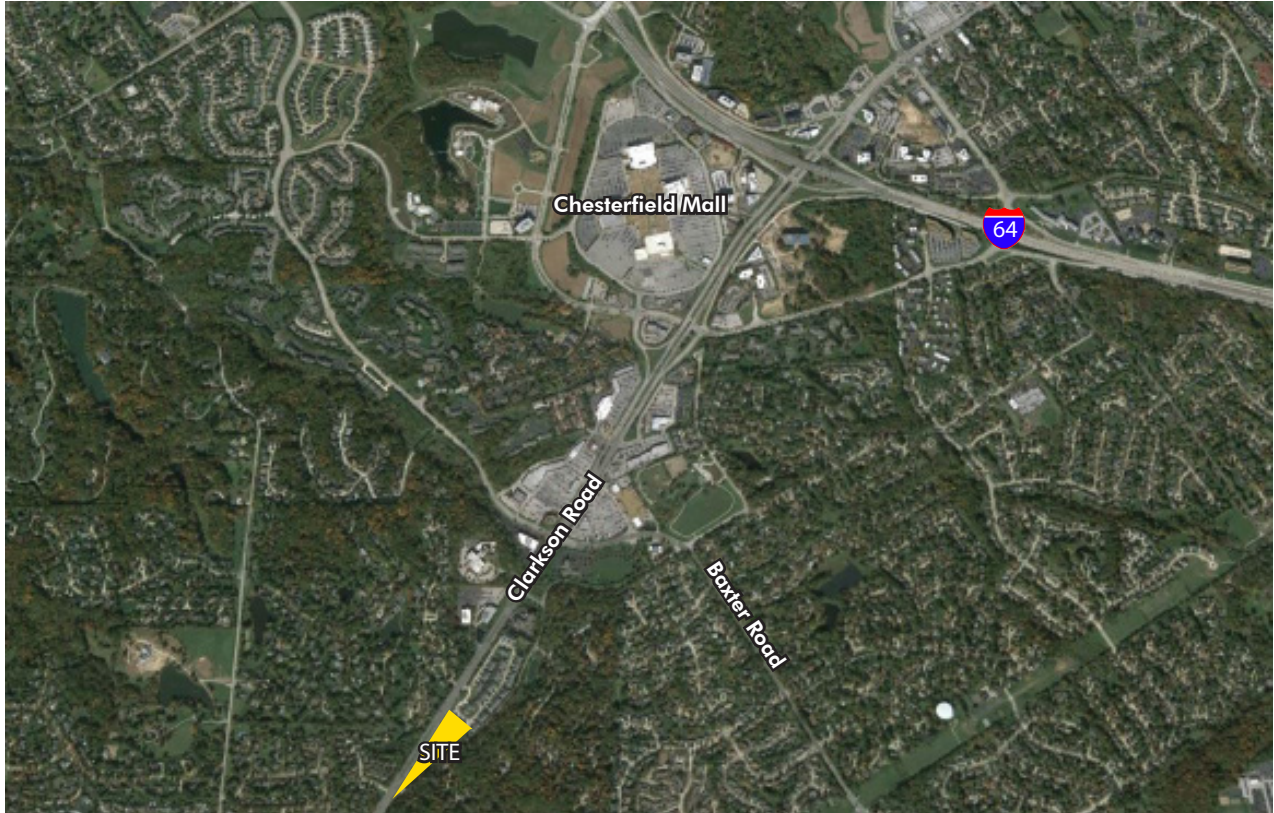
**CBRE**

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## LOCATOR MAP



2019 Estimated Demographics	1 Mile	3 Miles	5 Miles
<b>Population:</b>	9,527	55,645	135,602
<b>Median Age:</b>	47.4	48.3	45.8
<b>Households (HH):</b>	3,879	22,028	50,793
<b>Average HH Size:</b>	2.41	2.49	2.60
<b>Average HH Income:</b>	\$155,347	\$155,012	\$148,613
<b>Average Housing Value:</b>	\$438,589	\$439,526	\$411,855

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