

FOR SALE

±3.99 ACRES

11075 BELLEFONTAINE RD | ST. LOUIS, MO 63138



MCKELVEY PROPERTIES
building relationships . creating wealth



FEATURES

- › Five parcels totaling ±3.99 acres for sale by McKelvey Properties.
- › Potential for additional 10.96 acres available on neighboring parcels totaling 14.95 acres with access from both Dunn Rd (418' of frontage) & Bellefontaine Rd (227' of frontage) and visibility from I-270
- › 108' of frontage along Bellefontaine Rd
- › Zoned C-4
- › Located across from Schnucks anchored shopping center and adjacent to McDonald's and Pizza Hut
- › Immediate access to I-270

MCKELVEY AVAILABLE PARCELS*

(*SEE NEXT PAGE FOR ALL AVAILABLE PARCELS)

ADDRESS	LOT SIZE	SALE PRICE	PRICE/SF
11075 BELLEFONTAINE RD	0.99 ACRE	\$237,185	\$5.50/SF
1632 MACKIN AVE	0.50 ACRE	\$21,780	\$1.00/SF
1638 MACKIN AVE	0.50 ACRE	\$21,780	\$1.00/SF
1644 MACKIN AVE	1.0 ACRE	\$21,780	\$0.50/SF
1656 MACKIN AVE	1.0 ACRE	\$21,780	\$0.50/SF
TOTALS	3.99 ACRES	\$324,305	\$1.87/SF

SALE PRICE: \$324,305

Contact

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POTENTIAL LAND ASSEMBLAGE



	ADDRESS	LOT SIZE	ZONING
1	11075 BELLEFONTAINE RD	0.99 ACRE	C4
2	1632 MACKIN AVE	0.50 ACRE	C4
3	1638 MACKIN AVE	0.50 ACRE	C4
4	1644 MACKIN AVE	1.0 ACRE	C4
5	1656 MACKIN AVE	1.0 ACRE	FPR3
6	11115 BELLEFONTAINE RD	1.35 ACRES	C4
7	1706 MACKIN AVE	1.0 ACRE	FPR3
8	1718 MACKIN AVE	1.0 ACRE	FPR3
9	1615 DUNN RD	3.39 ACRES	C8
10	1627 DUNN RD	0.94 ACRE	C8
11	11061 BELLEFONTAINE RD	1.19 ACRES	C4
12	11051 BELLEFONTAINE RD	1.01 ACRES	C4
13	11035 BELLEFONTAINE RD	1.08 ACRES	C4
TOTAL		14.95 ACRES	

*Note: Parcels outlined in yellow are not listed by McKelvey Properties.

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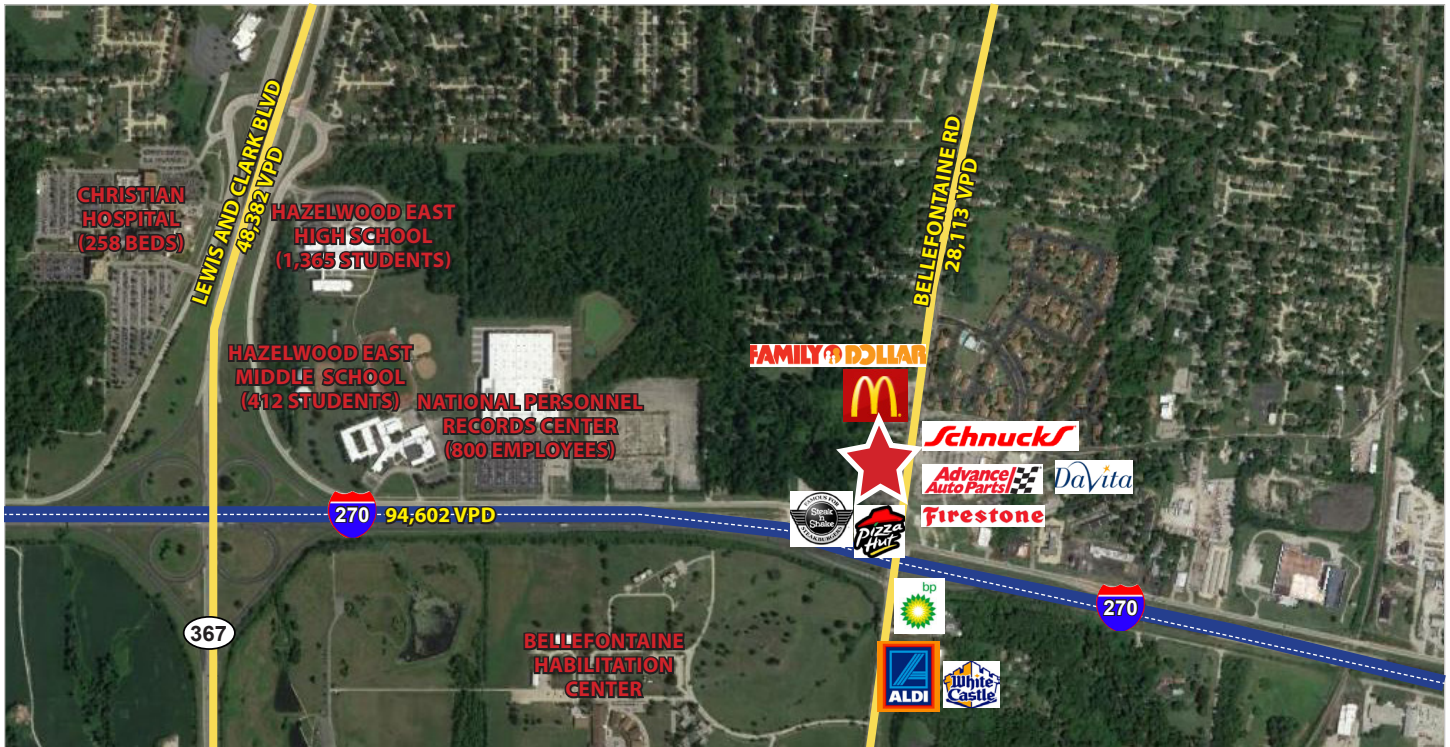
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,603	70,495	148,797
HOUSEHOLDS	3,096	26,690	57,054
MEDIAN HH INCOME	\$38,711	\$43,989	\$44,791
MEDIAN HOME VALUE	\$104,538	\$102,181	\$102,609

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