



**PRIME 2.93 ACRE  
DEVELOPMENT-READY  
SITE IN CHESTERFIELD**

SCAN HERE!



**EDDIE CHERRY**

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**BEN CHERRY, CCIM**

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677 SPIRIT AIRPARK WEST DRIVE  
CHESTERFIELD, MO 63005  
2.93 ACRES | \$1,340,123 (\$10.50/S.F.)

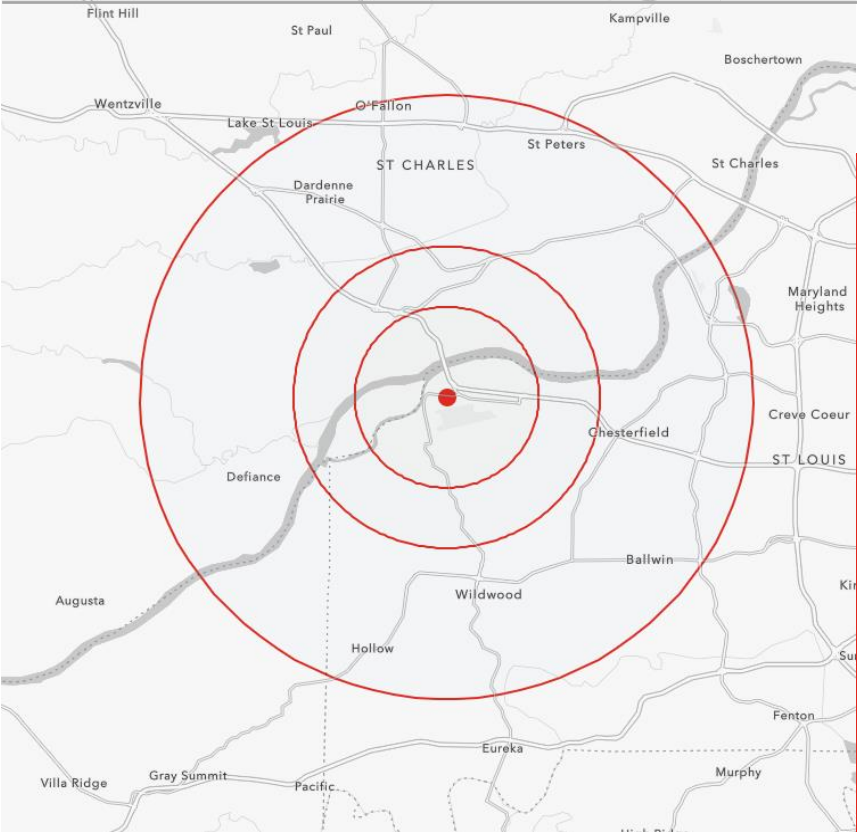


**FOR SALE**



- **2.93 ACRE DEVELOPMENT OPPORTUNITY AT HARD-CORNER**
- **LOCATED IN BOOMING CHESTERFIELD SUBMARKET**
- **DIVISIBLE, PAD-READY, WITH ALL UTILITIES TO SITE**
- **225' FRONTAGE ALONG OLIVE STREET ROAD**
- **PLANNED INDUSTRIAL DISTRICT ZONING PROVIDES FOR A VARIETY OF USES:**
  - **INDUSTRIAL, OFFICE, SERVICE, RETAIL, AND RESTAURANT**
- **EXCELLENT ACCESSIBILITY TO ST. LOUIS AND ST. CHARLES COUNTIES VIA I-64**
- **MAJOR NEARBY TRAFFIC GENERATORS INCLUDE ST. LOUIS PREMIUM OUTLETS, BLUE VALLEY DEVELOPMENT, MARYVILLE UNIVERSITY HOCKEY CENTER, CHESTERFIELD SPORTS COMPLEX, AND GATEWAY STUDIOS CAMPUS**

DEMOGRAPHICS		3 MILES	5 MILES	10 MILES
POPULATION		6,963	49,632	401,284
HOUSEHOLDS		2,271	17,843	152,894
AVERAGE HH INCOME		\$281,384	\$194,419	\$146,579



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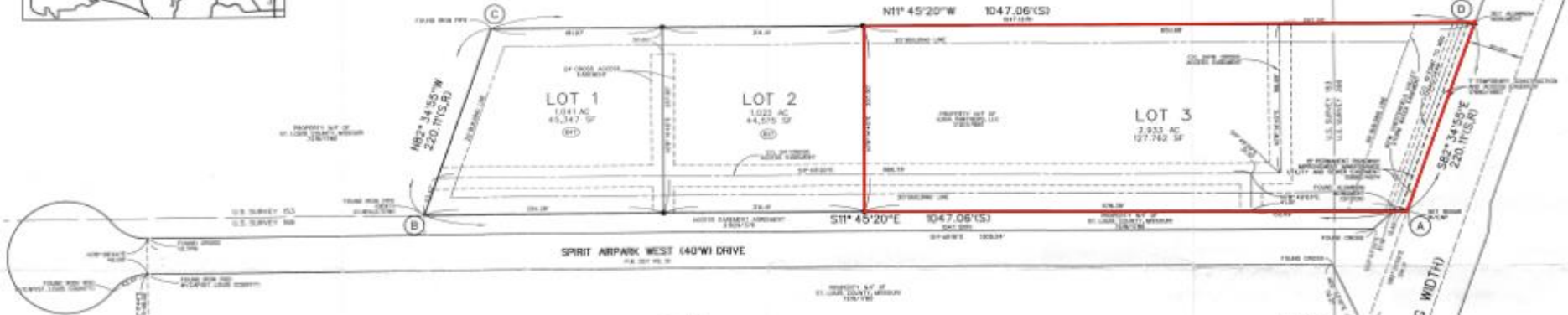
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### SURVEY

#### LOCATION MAP



## CANAAN CROSSING A TRACT OF LAND BEING PART OF U.S. SURVEY 153 & 368 TOWNSHIP 45 NORTH - RANGE 3 EAST ST. LOUIS COUNTY, MISSOURI ZONE: "PI - PLANNED INDUSTRIAL DISTRICT" ORDINANCE #2903



The undersigned certifies that the bearings and distances shown on this plat are correct and true to the best of his knowledge and belief.

The Canaan Crossing Elements shown hereon are hereby dedicated to the present and future owners of the site to be used, maintained, and improved for the purpose of industrial, commercial, and service uses, as shown on the attached map. The City of Chesterfield shall be responsible for maintaining the drainage, sewage, and water lines, and for providing the utility services, including but not limited to water, gas, electric, and telephone services, and for providing the necessary easements and rights-of-way for such services.

The Chesterfield Utility Water Water Easement shown hereon is hereby dedicated to the City of Chesterfield, Missouri. This easement and water right shall remain in full force and effect for the purpose of providing water to the property shown on the attached map. The City of Chesterfield shall be responsible for providing the water service, including but not limited to water lines, valves, and other necessary infrastructure, and for providing the necessary easements and rights-of-way for such services.

This easement is being established for the purpose of providing water to the property shown on the attached map. The City of Chesterfield shall be responsible for providing the water service, including but not limited to water lines, valves, and other necessary infrastructure, and for providing the necessary easements and rights-of-way for such services.

I, the undersigned, hereby certify that I have signed this plat as a surveyor in and to the County of St. Louis, Missouri.

**EDDIE CHERRY**  
Surveyor

STATE OF MISSOURI  
COUNTY OF ST. LOUIS  
I, **EDDIE CHERRY**, of the County of St. Louis, Missouri, do hereby certify that I have signed this plat as a surveyor in and to the County of St. Louis, Missouri.

**General Notes:**

- 1. Bearing on the East line adapted from "Tract of Land Aerial Photo Aerial Overview of Road Intersection Plat" as recorded in Plat Book 337 Page 81 of the St. Louis County Records.
- 2. The plat is a part of a subdivision and is subject to the Missouri Civil Service Act (Chapter 409 R.S.Mo.) and to the Missouri State Bar Act (Chapter 420 R.S.Mo.). The Missouri State Bar Act requires that a survey be signed by a surveyor who is a member of the Missouri State Bar. The Missouri State Bar Act also requires that a survey be signed by a surveyor who is a member of the Missouri State Bar and who is a resident of the State of Missouri.
- 3. All plat information was not provided. Property may be subject to additional easements of record.
- 4. St. Louis County Ordinance 11522, "AMENDMENTS TO THE CITY OF CHESTERFIELD SUBDIVISION REGULATIONS" is hereby adopted as a part of the subdivision plat. The amendments provide for the following: (a) The subdivision plat shall be subject to the Missouri Civil Service Act and the Missouri State Bar Act. (b) The subdivision plat shall be subject to the Missouri Civil Service Act and the Missouri State Bar Act.
- 5. Existing Survey "TR - Planned Industrial District" Ordinance #2903 defines: (a) Height - 35 feet; (b) Lot Area - 50,000 sq. ft.; (c) Width - 50 feet.
- 6. This plat is in full compliance with the Missouri Civil Service Act and the Missouri State Bar Act.

**VOLZ INCORPORATED**  
15000 Old Orchard Court  
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