

FOR SALE

SPRING MILL VALLEY SUBDIVISION PHASE II & III

House Springs, MO 63051

REDUCED SALE PRICE



PROPERTY INFO

- + Excellent opportunity to finish building homes in the attractive Spring Mill Valley Subdivision
- + Lots have spectacular wooded views and allow for walkout basements
- + Located on Gravois Rd. across from Northwest Valley Middle School and House Springs Elementary School
- + Convenient access to Hwy. 30
- + Available Geotechnical Reports, Site Improvement Plans, etc.
- + Existing homes in subdivision valued at \$175,000 to \$250,000



| Acres | Sale Price |
|------------------------------|------------|
| Phase II (9.34 acres) | \$595,000 |
| Phase III (7.88 acres) | \$195,000 |
| Phase II & III (17.22 acres) | \$790,000 |



CONTACT INFO

MARK MCNULTY

Vice President
314 655 6022
mark.mcnulty@cbre.com

CBRE, INC.

190 Carondelet Plaza
Suite 1400
St. Louis, MO 63105

www.cbre.us/stlouis

CBRE

FOR SALE PHASE II & III

SPRING MILL VALLEY
HOUSE SPRINGS, MO 63051



AERIAL MAP



- 7.88 ACRES
- WATER, SEWER, ELECTRIC AT ENTRANCE
- SALE PRICE: \$195,000

- 26 LOTS ON 9.34 ACRES
- WATER, SEWER, AND ELECTRIC AT ENTRANCE
- CLEARED AND ROUGH GRADED
- UTILITY TRENCHES PRE-BLASTED
- PRELIMINARY PLAT APPROVED
- SALE PRICE: \$595,000



PROPERTY DEMOGRAPHICS

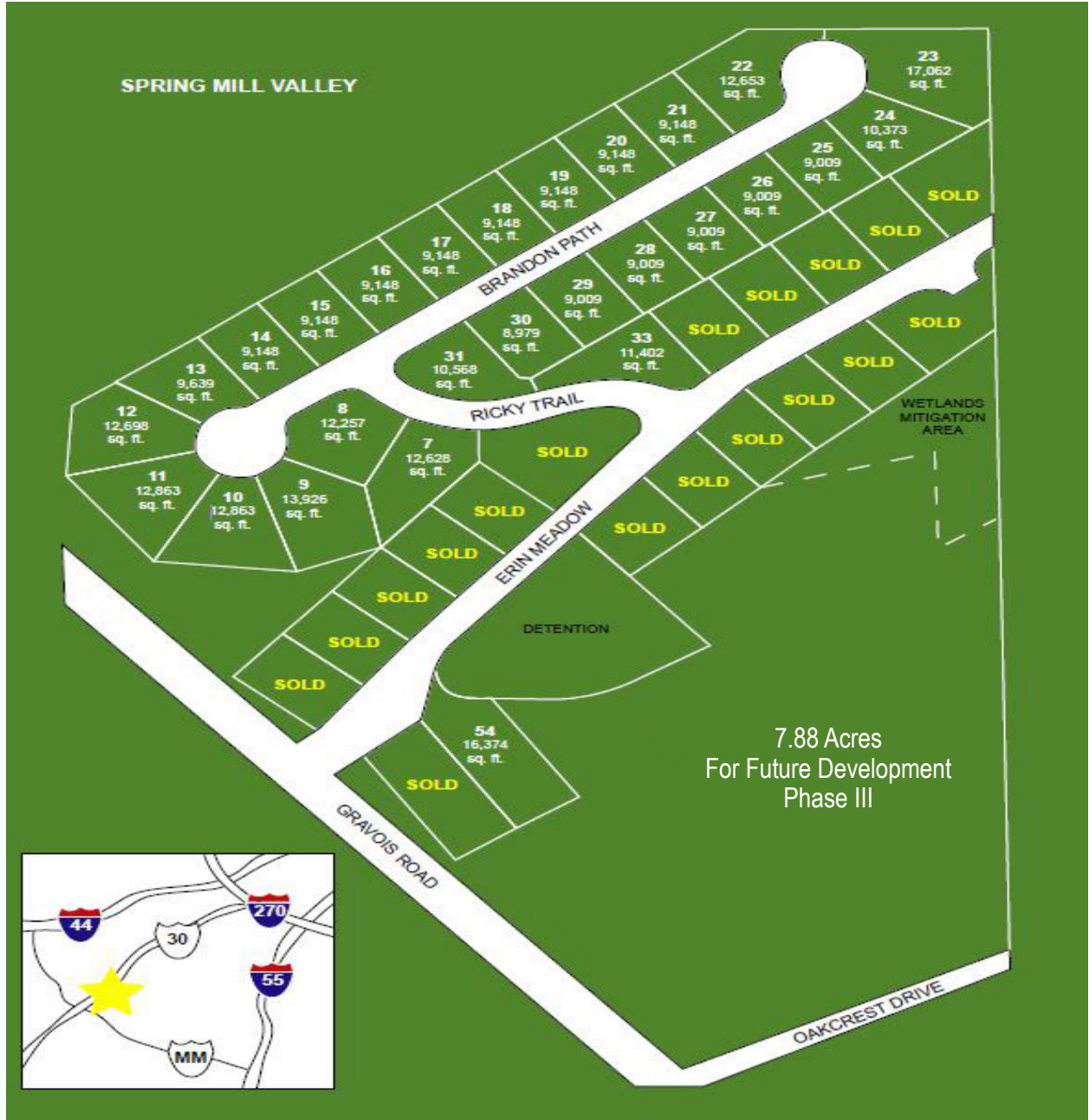
| Demographics | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| 2017 POPULATION | 2,867 | 13,322 | 30,860 |
| 2017 AVERAGE HOUSEHOLD INCOME | \$69,787 | \$72,068 | \$72,772 |
| 2017 AVERAGE HOME VALUE | \$220,803 | \$199,037 | \$195,613 |

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HOUSE SPRINGS, MO
63051



SITE PLAN



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