



**JEFFERSON COUNTY
DEVELOPMENT
OPPORTUNITY**

SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 113

Ben@ManorRealEstate.com

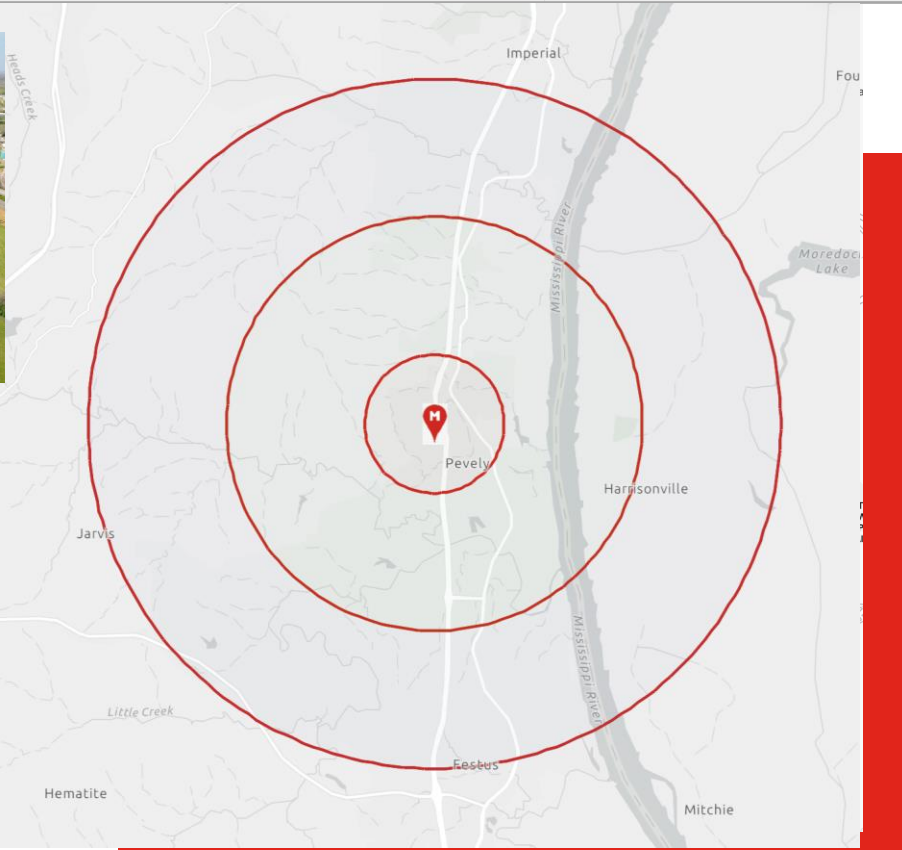
8703-8715 METROPOLITAN BLVD.
PEVELY, MO 63070
10.11 ACRES | \$1,350,000 (\$3.06/S.F.)

PROPERTY INFORMATION



- **OVER 10-ACRE DEVELOPMENT SITE CONSISTING OF 5 PARCELS**
- **VISIBILITY FROM I-55 WITH 40K+ V.P.D.**
- **ZONED R-40 RESIDENTIAL**
- **LOCATED IN UNINCORPORATED JEFFERSON COUNTY**
- **3 EXISTING RENOVATED HOMES ON SITE**
- **ALTA SURVEY AVAILABLE**

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		1,834	13,147	38,520
HOUSEHOLDS		696	4,939	14,631
AVERAGE HH INCOME		\$77,846	\$89,353	\$91,846



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.