

FOR SALE

Development Site

N. Outer 40, St. Louis, MO 63141



- 10.38 Acres
- Municipality of Town & Country
- Assemblage From 3 Parcels Which Contain 2 Residential Homes
- Zoned 83SL

For Sale: \$3,320,000
(\$7.34/ SF)

Rare Opportunity For Development Site At the Intersection of I-64/ Hwy 270. Located In The Middle of The St. Louis MSA

For More Information, Contact:

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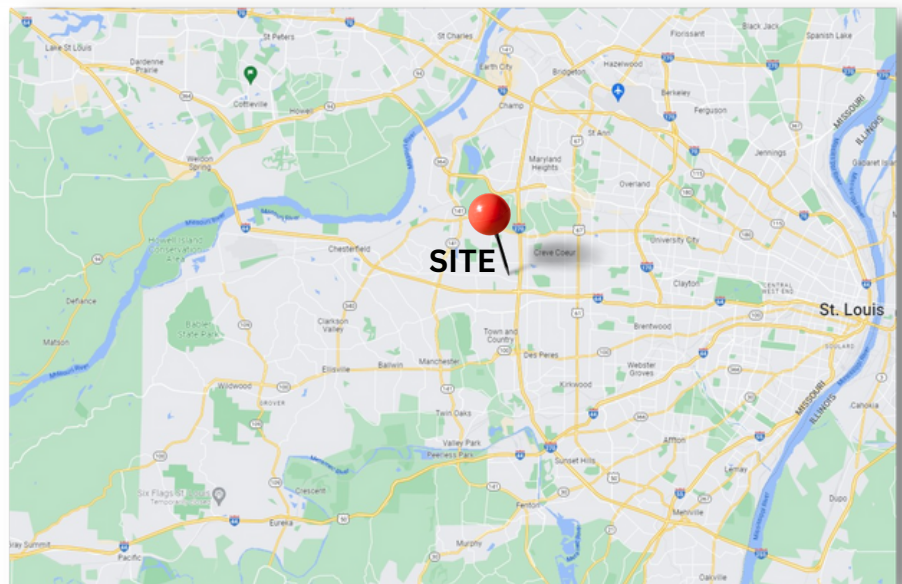
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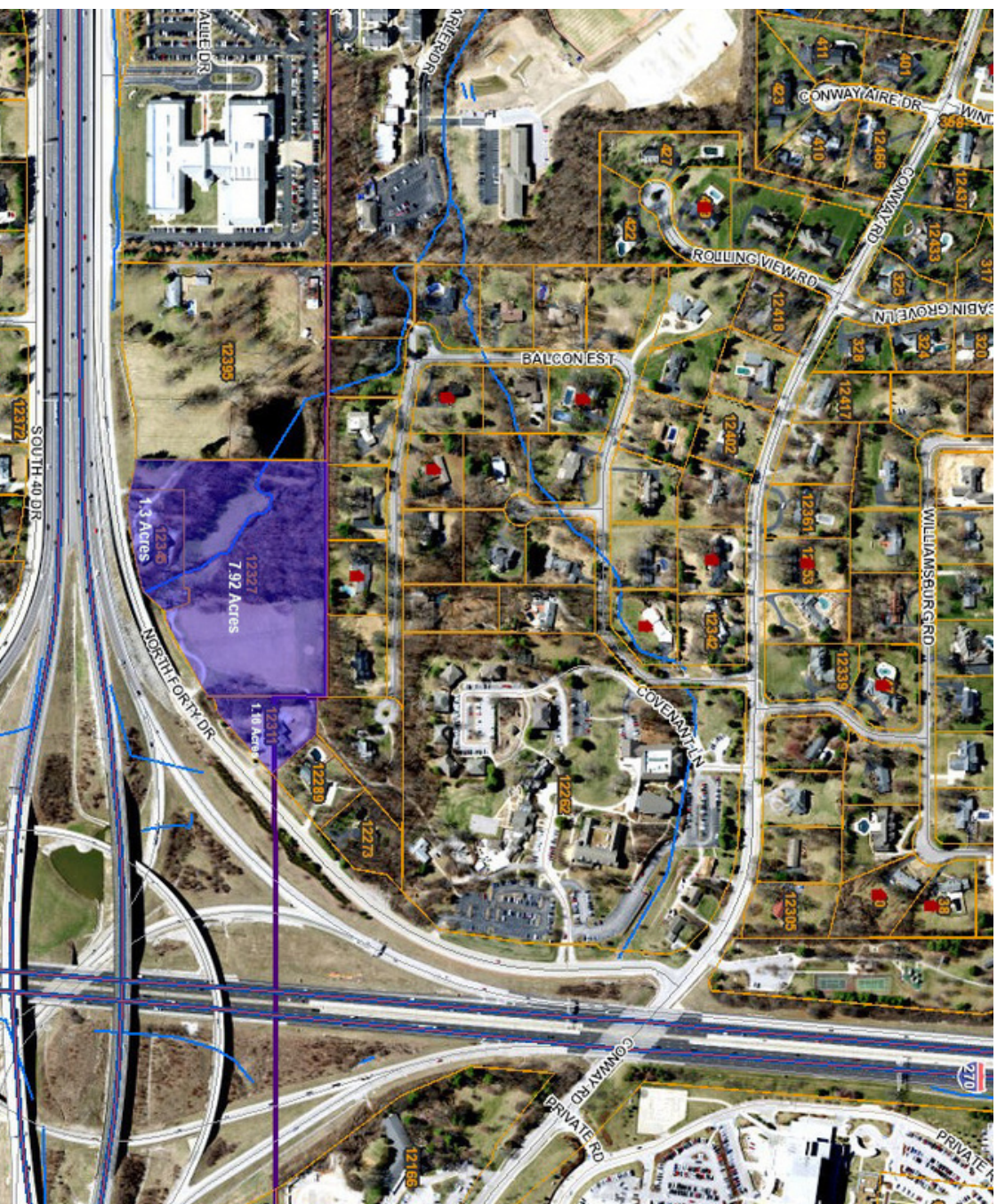
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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.

PARCEL MAP



Sale Includes 3 Parcels

- 12311 N. Forty Dr.
1.10 Acres
- 12327 N. Forty Dr.
7.92 Acres
- 12345 N. Forty Dr.
1.3 Acres

COMMUNITY MAP



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Permitted Uses of Current Zoning

- Single-Family Detached Residential
- Churches
- Convents or Parish Houses
- Public/ Private Schools
- Outdoor Recreational Use, Fields, Tennis Courts



Demographics

	1 Mile	3 Mile	5 Mile
Population 2022	2,460	38,946	165,408
Households 2022	884	15,277	68,954
Median Home Value	\$688,445	\$524,596	\$376,116
Avg Household Income	\$196,580	\$166,059	\$137,719

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