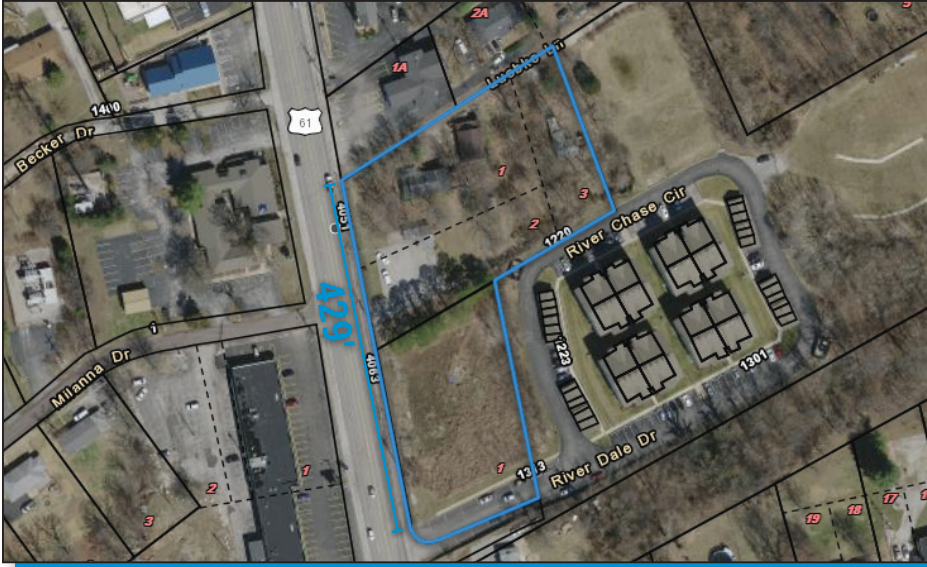


# Development Site

## 4054 Jeffco Blvd

### Arnold, MO 63010

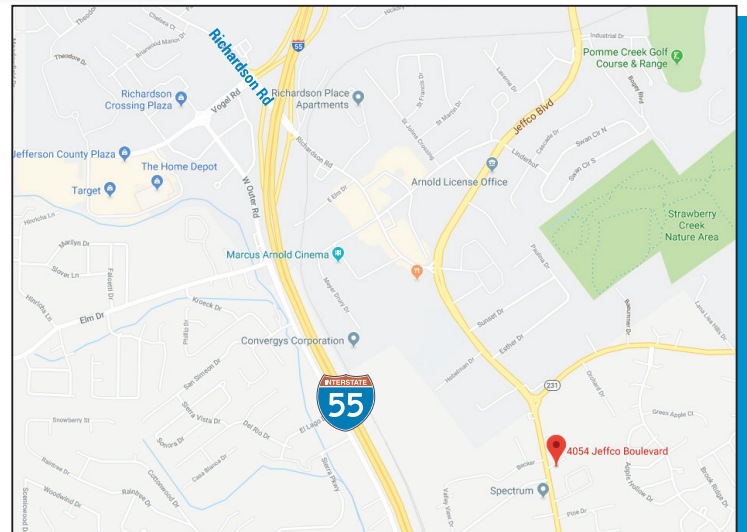


- 107,158 SF (2.46 Acres)
- Zoned CC-2  
Retail, Office, Mixed Use  
Plus Many Other Options  
Under a Conditional Use  
Permitting
- 2017 Taxes: \$6,613

- Sale Includes Two parcels with 429' of Road Frontage
- Excellent Site for Your Future Development
- 2017 Traffic Count: 16,172

**PRICE REDUCED!**

**Offered at:**  
~~\$475,000~~ **\$375,000**



For more information contact:

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 Cell: 314.374.6670  
 wedberg@realtyexchangeweb.com

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