

BUILD YOUR DREAM HOME! HIDDEN IN THE TREES ON A UNIQUE LANDSCAPE OF 10+- ACRES ADJOINING CREVE COEUR LAKE MEMORIAL PARK



- Prime central location in St. Louis County
- Build new dream house or reside in existing residence
- Zoned R-6 with all utilities on site
- Both school districts serving Maryland Heights, Parkway and Pattonville, have been recognized by MO Dept of Education with "Distinction in Performance" awards.
- Within minutes of multiple interstate and highway connectors

Located in Maryland Heights, St. Louis County, a city with every amenity!

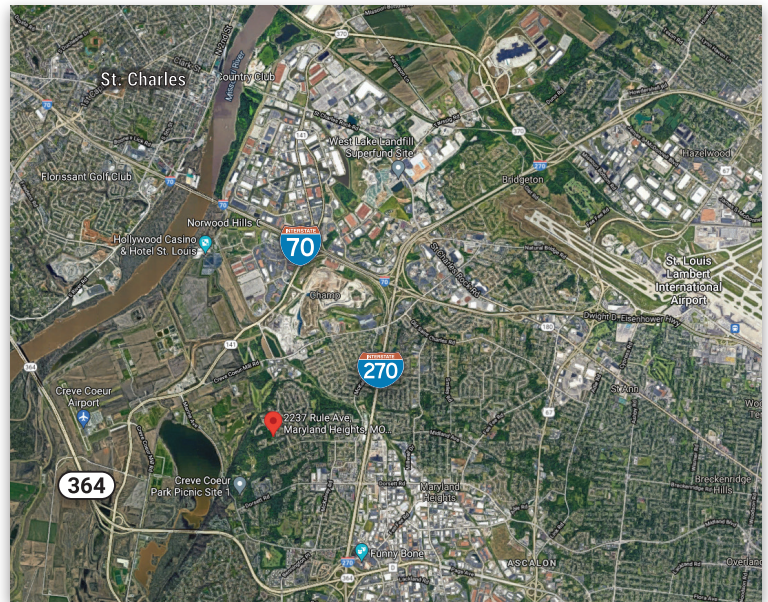
Thriving economy with multiple businesses and Government institutions to meet all needs

Government Amenities Include:

- Safe streets and neighborhoods
- Police force with sterling reputation
- Fire Protection District provides advanced life support (ALS) ambulance transport and Emergency Medical Services
- Free weekly pickup of waste: yard, environmental, and trash

Indoor Outdoor Sport and Recreation/Arts and Entertainment:

\$30 Million Maryland Heights Community/Exercise Center, AquaPort, SportPort International, Centene Community Ice Center, Hollywood Casino, Creve Coeur Park Soccer Complex, WestPort Plaza, and all of Creve Coeur Lake Memorial Park itself.



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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.

Prime location in St. Louis County offers a unique forested area of land for your dream home of the 2020's.

6 minutes away from all of the amenities of downtown Maryland Heights and the busy highway and interstate connectors, the serenity and quiet of this oasis of a home in a clearing in the forest will delight you with an escape from noise, hustle and bustle of everyday life. You can build a home where you see no neighbors. The sounds you'll hear will be the songs of nature all around you.

But once you leave this property, you'll be in downtown Maryland Heights in a moment.

On these 10 acres you have multiple choices for building sites:

- Build where the land adjoins Creve Coeur Lake Park atop the high hill,
- Build in the valley in the middle where a creek bubbles its way across the property,
- Build on the site of the original home, just off Rule Avenue which goes past this house and ends in a private cul-de-sac.

The existing single-family house was a dream home of the 1970's. That home is still on the property and could be the immediate home of the purchaser. It has all utilities, a double-garage and a side storage building.

Whichever site is chosen, there is complete peace and forested privacy from neighbors.

Wildlife abounds, and there is room for any kind of domestic animals. Because of the acreage, horses are a possibility.

Simplified Commuting: The property is located within five minutes from the intersection of Interstate 70 and 27, and a short drive are Interstates 40, 44, 55 and 364. 364 is the new Maryland Heights Expressway, an eight-lane regional highway which serves as a shortcut to three bridges across the Missouri River into neighboring St. Charles County. Lambert-St. Louis International Airport is a 10 minute drive.

"Buy land, they're not making it anymore."

- Mark Twain



Ready access to shopping, day-care, and medical care, fast-food or restaurant dining, and recreation.