

606 S. Truman Blvd
FESTUS, MO 63028

QSR REDEVELOPMENT OPPORTUNITY-WAL-MART SUPER CENTER OUT LOT



Sale Price: \$849,900

PROPERTY HIGHLIGHTS

- Ideal Site for QSR
- Walmart Super Center Out Lot
- 0.75 Acres/36,432 SF
- Located next to Panda Express
- High Traffic Corridor-14,117 VPD
- 83-Foot Frontage on Truman Blvd.
- Current Use Dental Office-1,656 SF
- Excellent Demographics- \$92,482 Average HH Income
- Priced to Sell-\$849,900-\$23.33 PSF



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

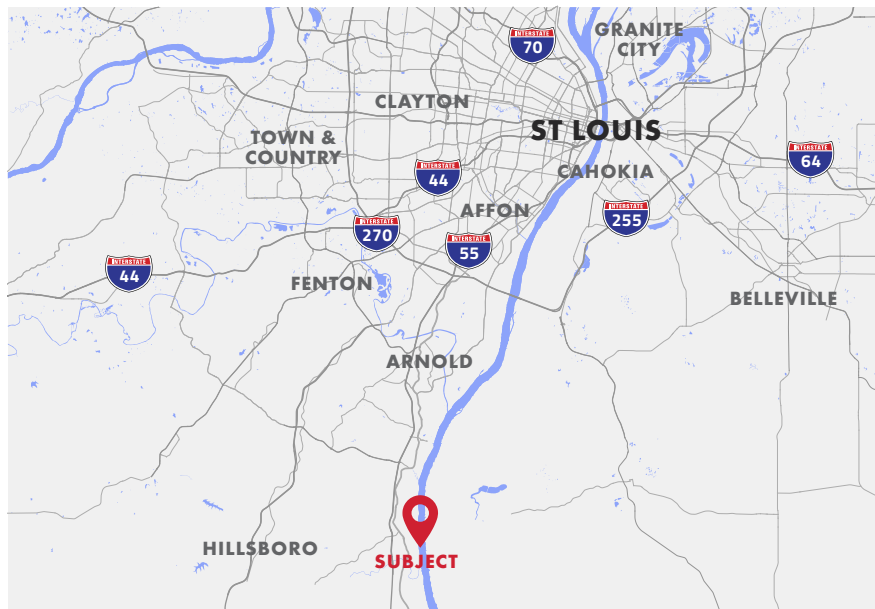
E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



606 S. Truman Blvd
FESTUS, MO 63028

QSR REDEVELOPMENT OPPORTUNITY-WAL-MART SUPER CENTER OUT LOT



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com



606 S. Truman Blvd
FESTUS, MO 63028

QSR REDEVELOPMENT OPPORTUNITY-WAL-MART SUPER CENTER OUT LOT



CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

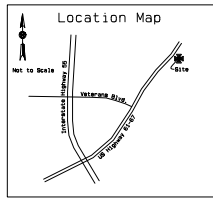
Website: www.cardinalrealtygroup.com



FLOOR PLAN

ALTA / NSPS Land Title Survey

Lot 2B of Buechting Acres No. Two (P.B. 124, P. 27) in United States Survey #315, Township 40 North, Range 6 East of the Fifth Principal Meridian. City of Festus, Jefferson County, Missouri.



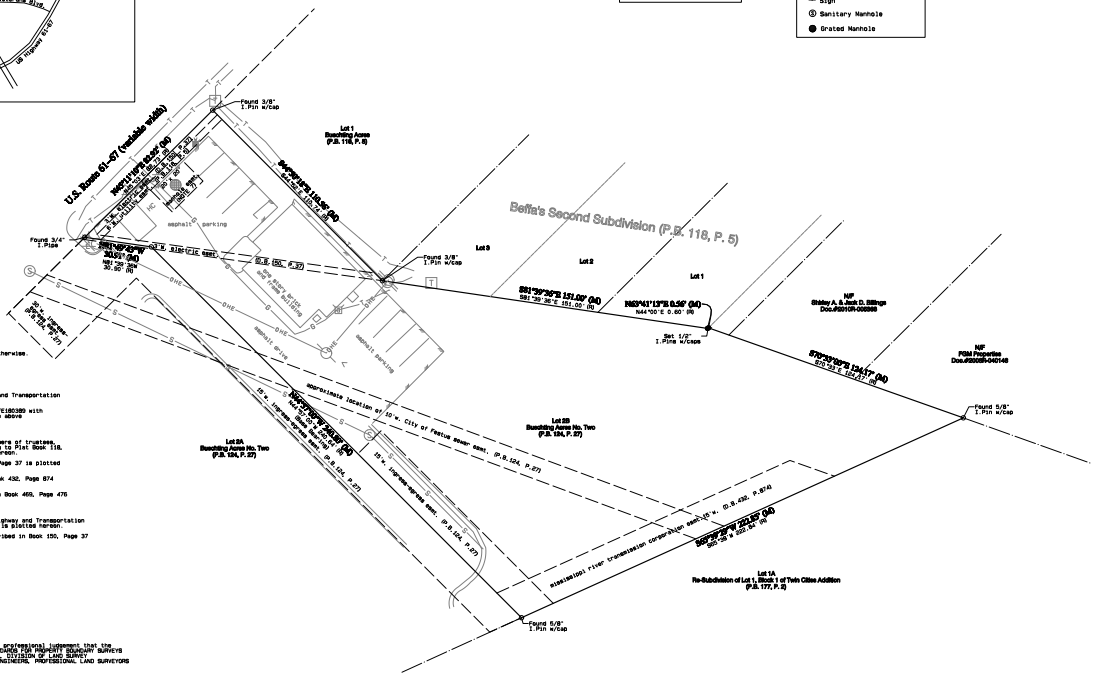
Line Table

—○—	Gas Line
—●—	Telephone Line
—○—	Water Line
—○—	Overhead Electric
—○—	Power Line

Legend of Symbols

⊗	Gas Meter
⊗	Water Meter
⊗	Utility Pole
⊗	Telephone Pole/Marker
⊗	Sign
⊗	Sanitary Manhole
⊗	Grates Manhole

North from Plat Book 127, Page 27



- SURVEYOR'S NOTES**
- This plat contains 36,438 square feet, or 0.79 acre, more or less.
 - Source of record title: Documents 400318-000000.
 - All bearings and distances are measured 00 or Record 90 unless noted otherwise.
 - Current address of Subject lot: 606 S. Truman Boulevard, Festus MO 63028.
 - Parcel ID of Subject lot: 1800000000000000.
 - Subject lot is zoned R-2, Community Retail.
 - 20' x 20' aerial easement from Wal-Mart Supercenter to the Missouri Highway and Transportation Department for utility easement.
 - For easements in this plat, the title company, LLC file number 4000000000 with recording date of 10/18/2018. By notes regarding easements in 11 of the notes.
 - Items 1-9 are general exceptions. NO COMMENT BY THE SURVEYOR.
 - Item 10: Building lines, easements, covenants, restrictions and rights and owners of fixtures, appurtenances, etc. are shown as they appear on the plat. See Plat Book 118, Page 27 of Record 124, P. 27. Parties and square easements are shown.
 - Item 11: Easement granted to Union Electric Company of Missouri. Book 150, Page 37 is plotted hereon.
 - Item 12: Easement granted to Mississippi River Transmission Corporation. Book 432, Page 874 is plotted hereon.
 - Item 13: Easement granted to Southwestern Bell Telephone Company (referred to in Book 466, Page 476 contains a description that is the same as that in this plat).
 - Item 14 and 15: NO COMMENT BY THE SURVEYOR.
 - Item 16: 10' x 20' aerial easement from Wal-Mart Supercenter to the Missouri Highway and Transportation Department for utility easement.
 - Item 17: Encroachment of building into a 3 foot wide electric easement described in Book 150, Page 37 is shown hereon.
 - Item 18: NO COMMENT BY THE SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY
To Title Title Company, LLC and AGI Properties, LLC
This is to certify that this map or plan and the survey on which it is based were made by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Missouri. I also certify that under no supervision and to the best of my ability and professional judgment that the survey is correct and that the same is a true and correct representation of the actual conditions of the land surveyed and the location of the boundaries, easements, restrictions, covenants, and other interests therein. In WITNESS WHEREOF, we hereunto set our firm name at our office in Jefferson County, Missouri on this ____ day of _____, 2018.
GOVERO LAND SERVICES, INC. 242-D
GOVERO LAND SERVICES, INC. 242-D
GOVERO LAND SERVICES, INC. 242-D

GOVERO LAND SERVICES, INC. SURVEYING & ENGINEERING 242-D 1000 S. MAIN ST. JEFFERSON CITY, MO 64101 PH: 636.225.0385 WWW.GOVEROLANDSERVICES.COM	BRUCE GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018
	JOHN GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018
	JOHN GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018
	JOHN GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018	JOHN GOVERO Surveyor 10/18/2018

CARDINAL REALTY GROUP
REAL ESTATE & ACQUISITIONS
WITHOUT LIMITATIONS

For more information, please contact:



HAL HANSTEIN
Mobile: (314) 607-2928
Office: (636) 225-0385
E-mail: Hal@cardinalrealtygroup.com
Website: www.cardinalrealtygroup.com



606 S. Truman Blvd
FESTUS, MO 63028

QSR REDEVELOPMENT OPPORTUNITY-WAL-MART SUPER CENTER OUT LOT

INTERIOR PHOTOS



For more information, please contact:



HAL HANSTEIN

Mobile: (314) 607-2928

Office: (636) 225-0385

E-mail: Hal@cardinalrealtygroup.com

Website: www.cardinalrealtygroup.com

