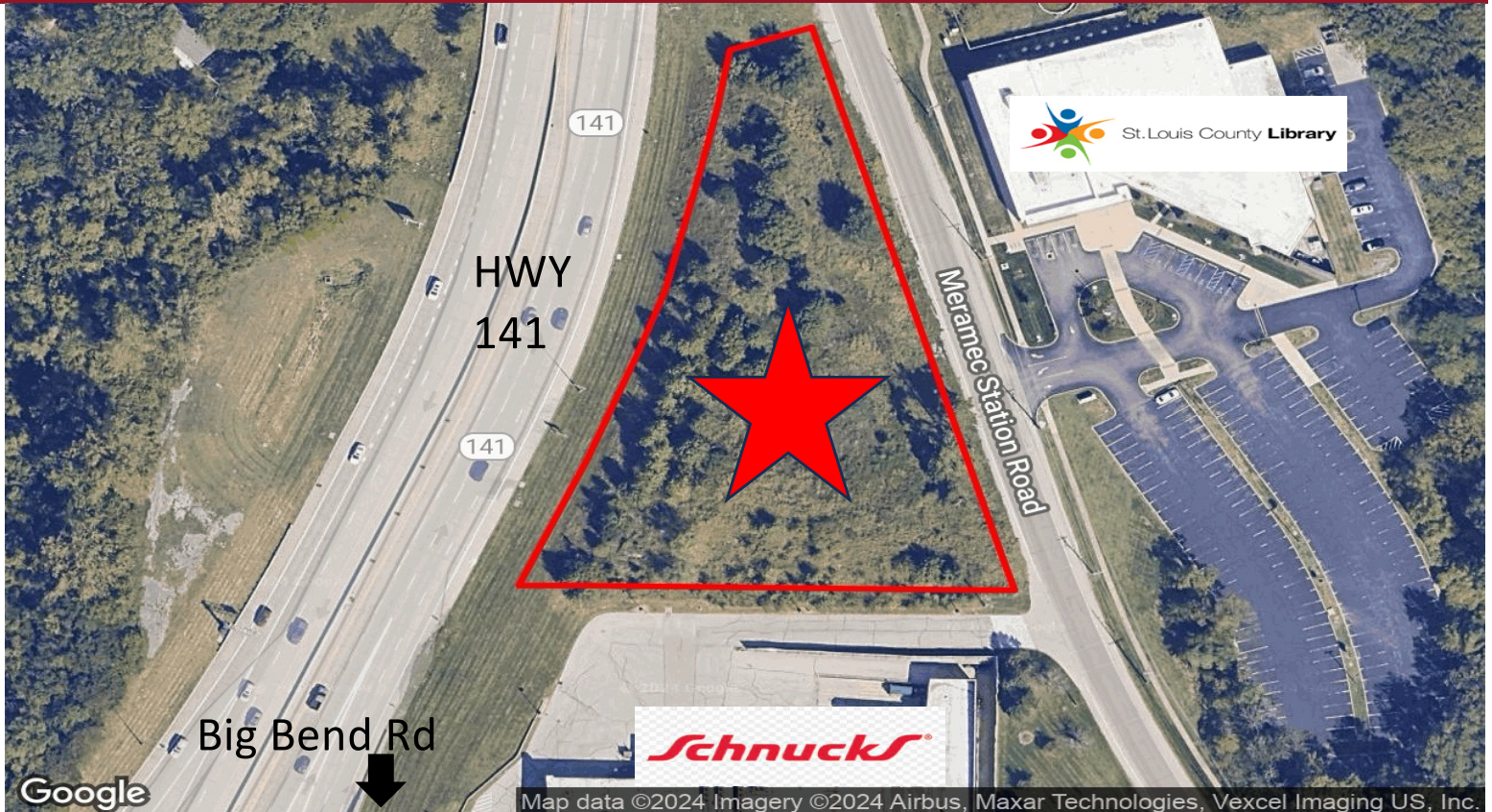


LAND FOR SALE - 1.811+/- ACRES 1015 MERAMEC STATION ROAD TWIN OAKS, MO 63021



Sale Price: \$1,200,000 / Approx. \$15 PSF

**Located Adjacent to Schnucks and
Across from Grand Glaze STL Co. Library within the
Highway 141/Big Bend Rd. Commercial District**

**Traffic Counts: Big Bend – 30,205 VPD
Hwy 141 – 38,770 VPD**

Pre-Development Plans and Info Available Upon Request



For Information Contact: Lynn Richter – Designated Broker
richter.cresllc@gmail.com – 314-610-5027
Commercial Real Estate Solutions, LLC

The information reflected herein is obtained from sources deemed reliable, however it is not warranted nor guaranteed by Broker, and is subject to errors, omissions, change and withdrawal at any time without notice. Parties interested in the commercial real estate market should conduct their own independent investigation and consult a commercial real estate broker.

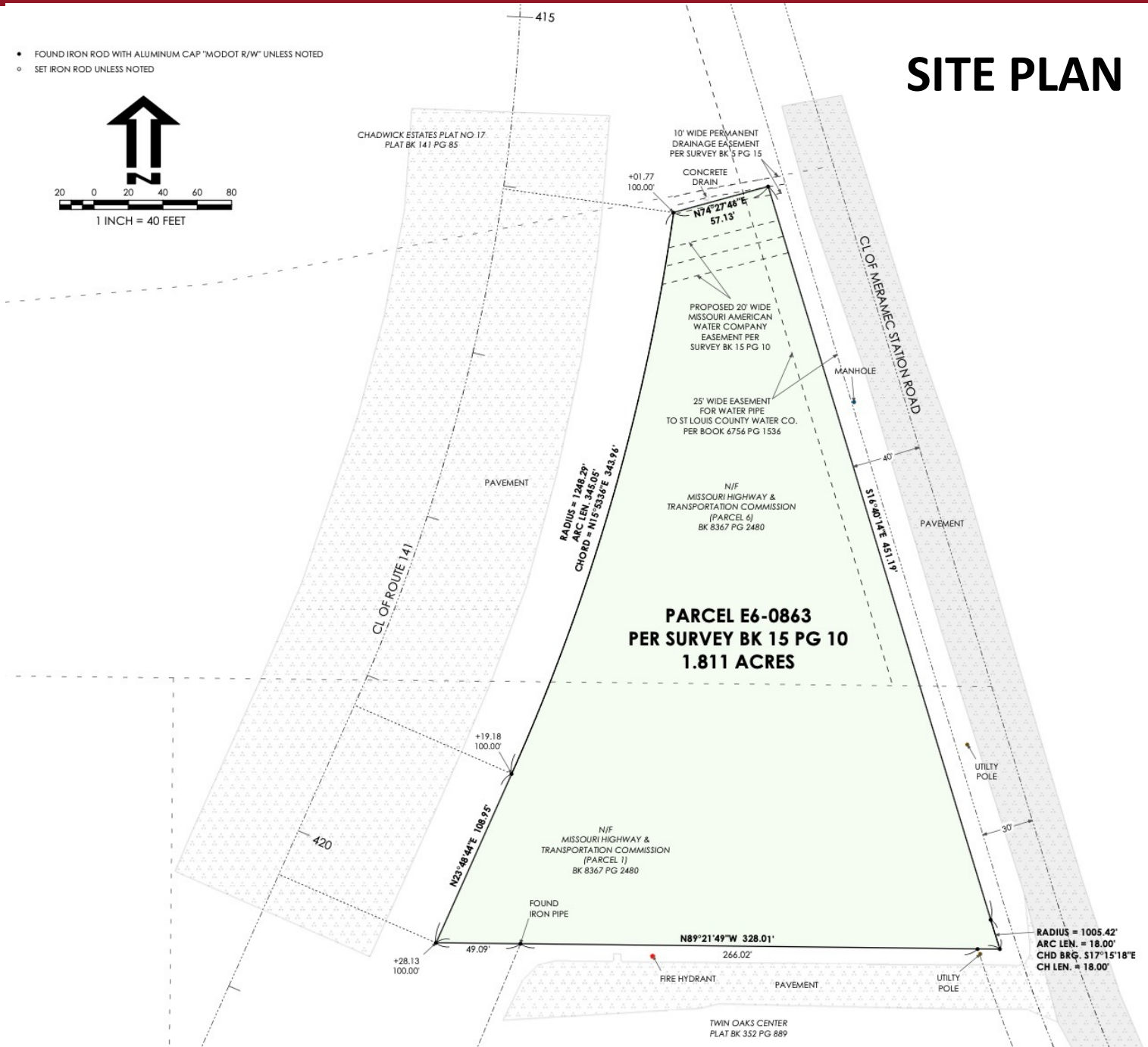
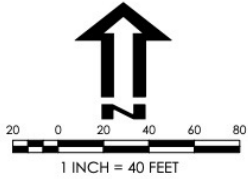
LAND FOR SALE - 1.811+/- ACRES

1015 MERAMEC STATION ROAD

TWIN OAKS, MO 63021

SITE PLAN

- FOUND IRON ROD WITH ALUMINUM CAP "MODOT R/W" UNLESS NOTED
- SET IRON ROD UNLESS NOTED



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Located in the 63021 Zip Code – Chosen as the 2024 Second Hottest Zip Code in the USA – by realtor.com
<https://www.realtor.com/research/hottest-zip-codes-2024/>

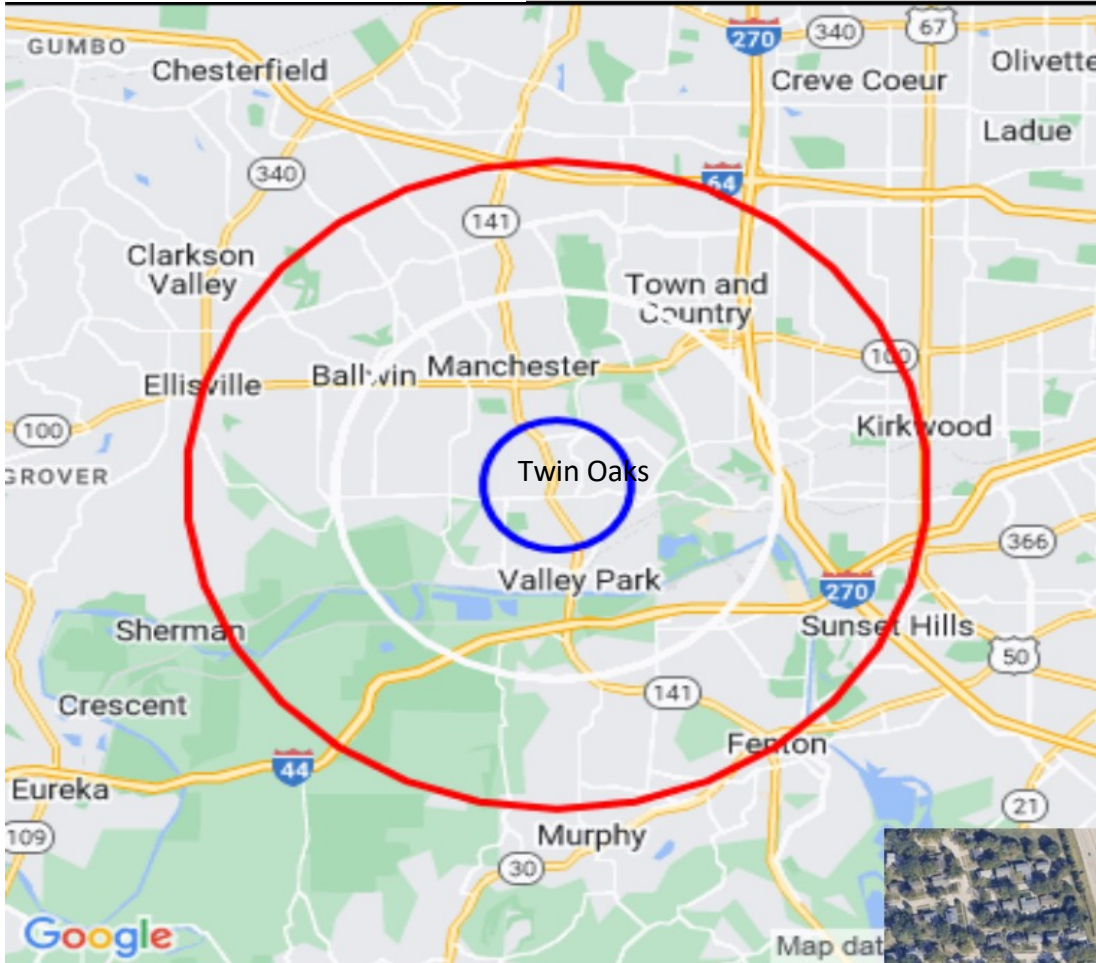
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810 Big Bend Woods Drive, Manchester, MO 63021



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Detailed Demographic Report: <https://www.dropbox.com/t/Fy7ztHgbANjdIRPG>



63021 zip code

1015 Meramec Station Rd

Population

| Distance | Male | Female | Total |
|----------|--------|--------|---------|
| 1- Mile | 4,053 | 4,421 | 8,474 |
| 3- Mile | 24,854 | 26,322 | 51,176 |
| 5- Mile | 50,552 | 53,346 | 103,898 |

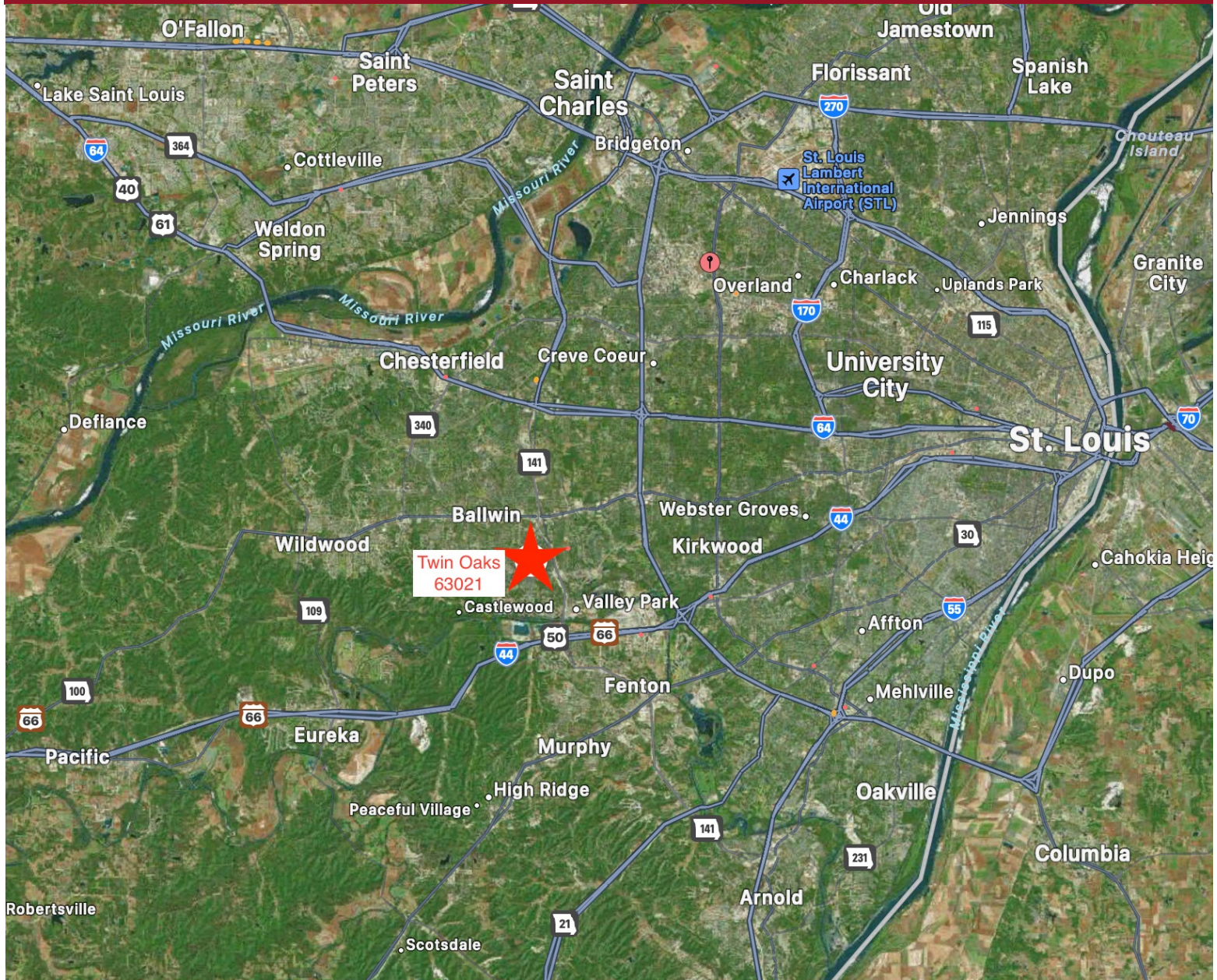


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Located in St. Louis County, Missouri



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