

**PRIME 7.9 ACRE
DEVELOPMENT SITE**



SCAN HERE!



EDDIE CHERRY, CCIM

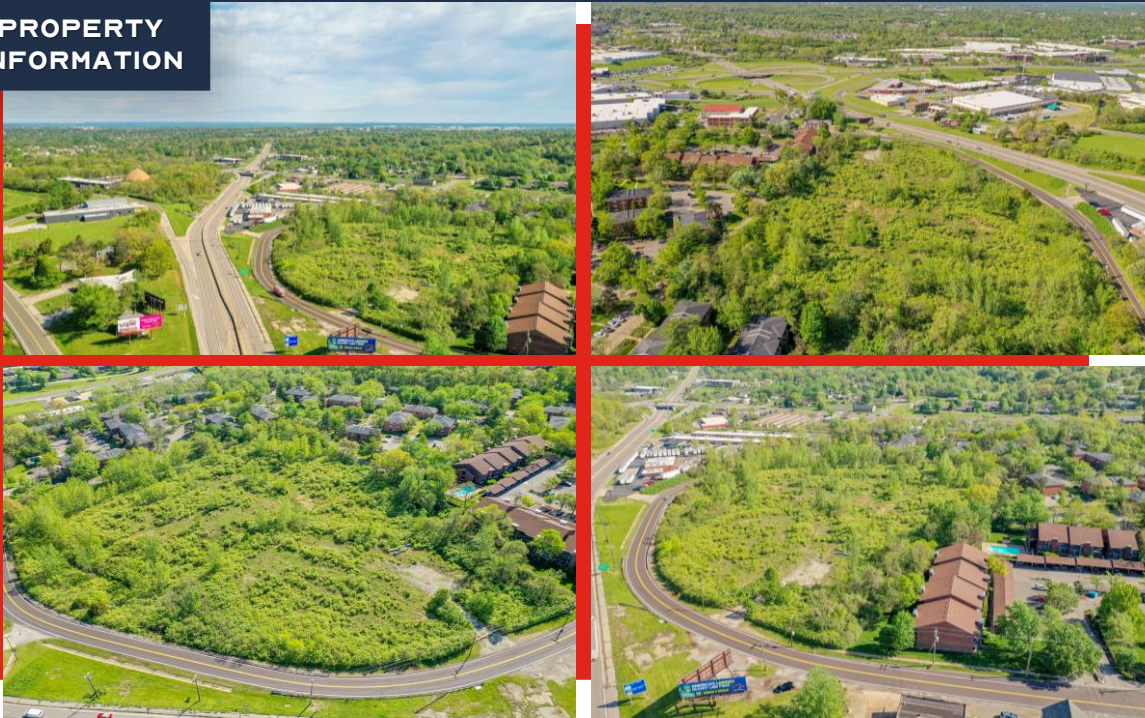
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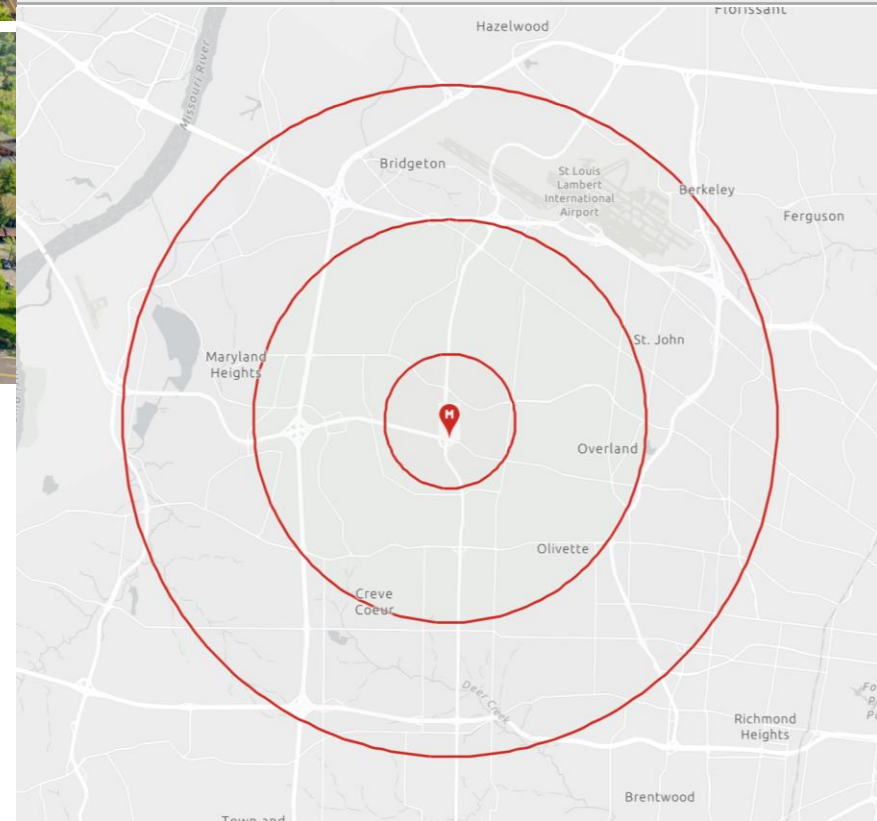
**11143 & 11145 N. WARSON RD.
ST. LOUIS, MO 63114
7.9 ACRES | \$1,250,000 (\$3.63/S.F.)**

PROPERTY INFORMATION



- PRIME 7.9 ACRE LAND DEVELOPMENT OPPORTUNITY
- CENTRAL LOCATION IN UNINCORPORATED ST. LOUIS COUNTY
- EXCELLENT VISIBILITY TO LINDBERGH BOULEVARD (37K VPD)
- WELL POSITIONED TO INTERSECTION OF PAGE & LINDBERGH
- PROXIMATE TO MAJOR INDUSTRIAL PARKS
- MINUTES FROM I-70, I-270 AND I-170
- CURRENTLY ZONED R-2
- BOUNDARY SURVEY AVAILABLE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	6,722	92,073	183,310
HOUSEHOLDS 	3,243	39,854	79,185
AVERAGE HH INCOME 	\$74,390	\$95,448	\$113,815



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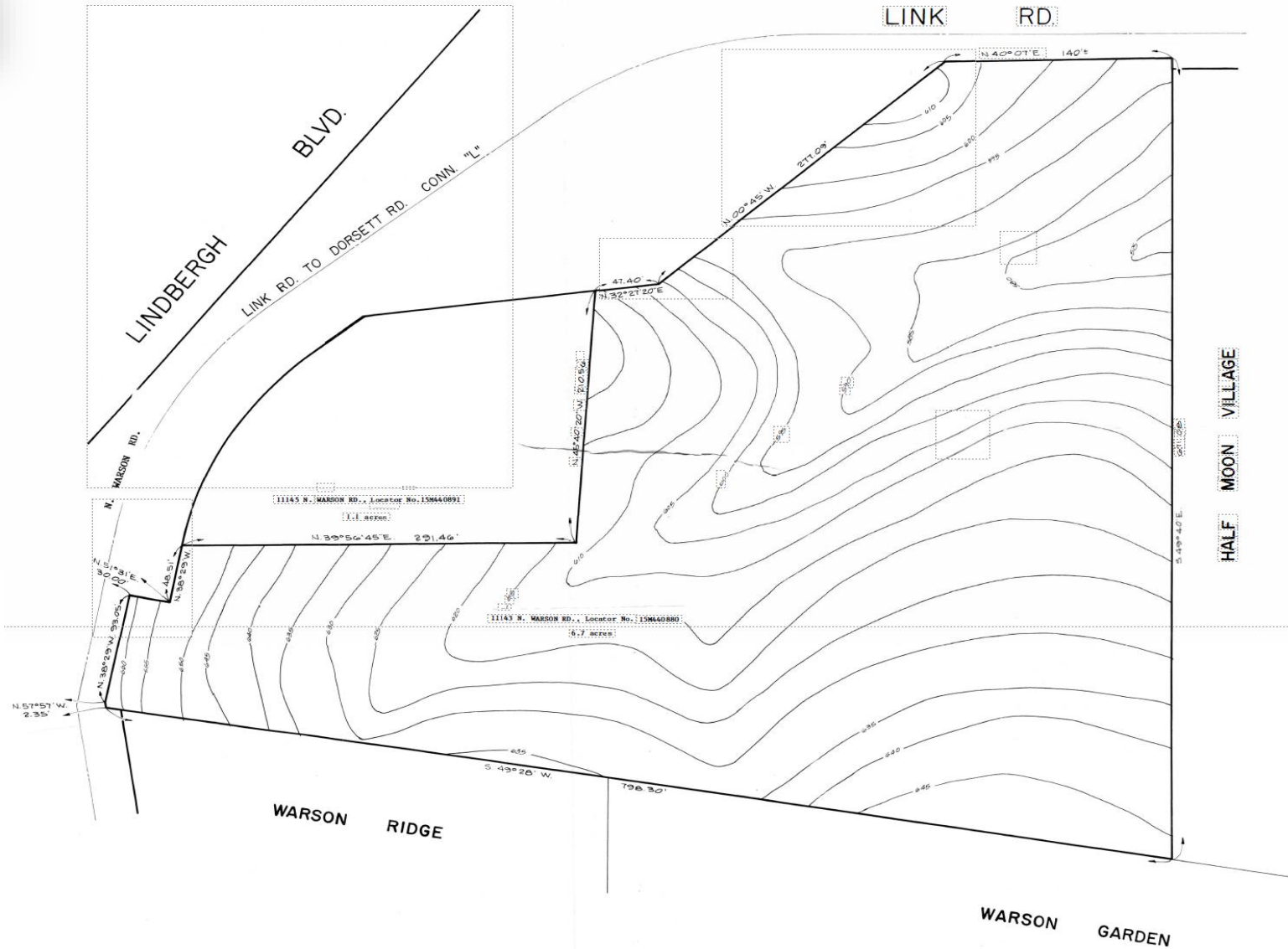
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SURVEY



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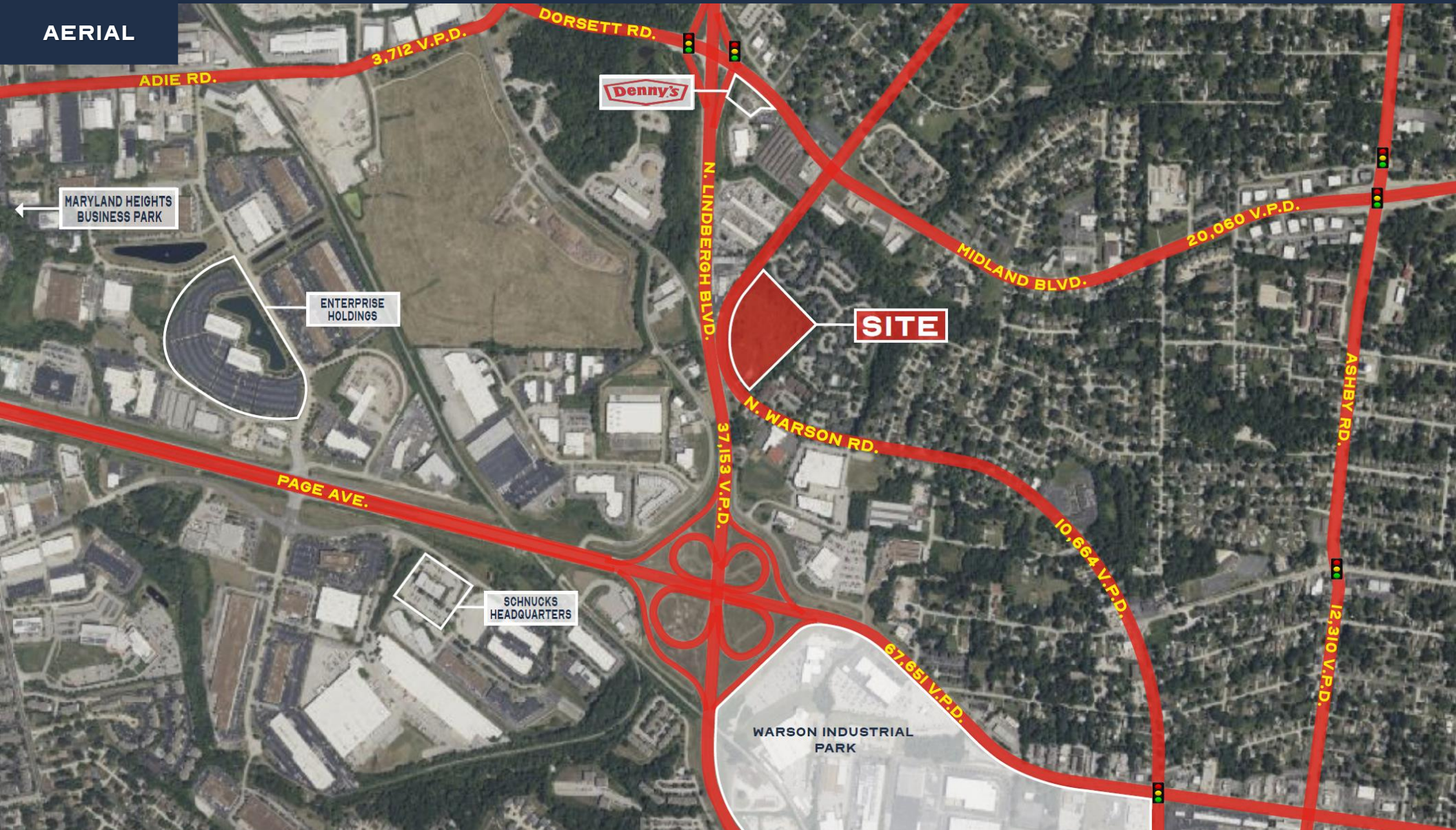
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AERIAL



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