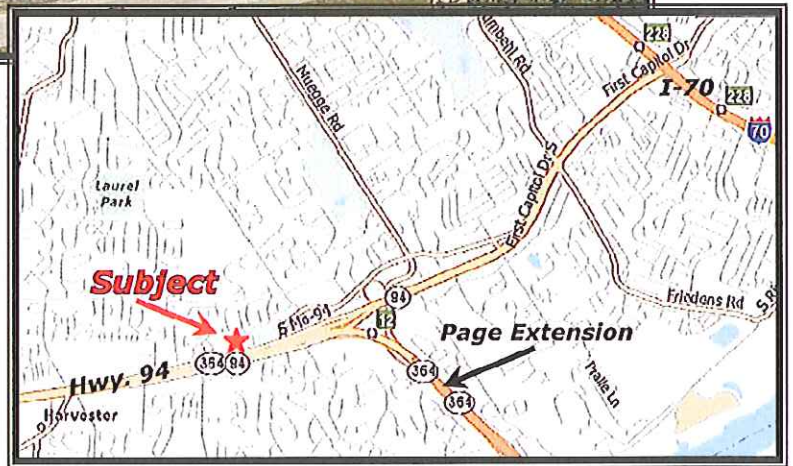


FOR SALE - 2.13 ACRES

NORTH OUTER ROAD OF 364 @
HWY. 94 AND PAGE EXTENSION
ST. CHARLES, MO 63303



- EXCELLENT VISIBILITY FROM HIGH TRAFFIC HWY. 94
- TRAFFIC COUNT: 44,148
- WELL SUITED FOR HOTEL, RESTAURANT OR MEDICAL
- 3 MILE AVERAGE INCOME: \$82,749
- \$1,250,000.00

View all our listings at
www.lechnerrealty.com

Contact

Joseph Ord
314.909.8100, Ext. 104
jord@lechnerrealty.com

See Reverse Side for Details

LOCATION AND MUNICIPALITY: S. Hwy. 94, St. Charles, MO 63303

DIRECTIONS: From I-70, exit First Capitol Drive. Travel south 2.4 miles. Take the Jungs Station Heritage Crossing exit, go straight past Jungs Station and cross over left on Heritage Crossing. Turn left to North Outer Service Road. Subject Property is on the right just past Garvey Pkwy.

From I-270, take Page or 364 and exit at the Heritage Crossing Jungs Station exit. Subject Property is on the right just past Garvey Pkwy.

From Hwy. 40, take 94 to the Jungs Station exit; make a left onto the Heritage Crossing overpass, then left onto the North Outer Road.

LOT DIMENSIONS AND LAND AREA: 300' x 309' with 300' fronting on Hwy. 94; 2.13 acres

TOPOGRAPHY: Level

UTILITIES:

Subject property is served by the following utilities:

Gas: According to Laclede gas map, there is an 8" main on the west side of S. Hwy 94 in front of Subject Property.

Electric: Ameren UE

Water: An 8" water main runs for approximately 75' into the northwest corner of Subject Property.

Sewer: An 8" sewer line runs on the west side of the access road on the west boundary of Subject Property.

Information herein was obtained from reliable sources. However, neither owner nor broker warrants said information. Buyer should employ a civil engineer to verify.

ASSESSED VALUE AND TAXES FOR YEAR 2008:

<i>Parcel ID. No.</i>	<i>Assessed Value</i>	<i>Taxes</i>	<i>Taxes</i>
A860001684	\$160	6.24%	\$9.99

ZONING AND PERMITTED USES: According to Anne Burch, City Planner for the City of St. Charles, Subject Property is zoned C-2 General Business. Any use permitted in "O-1" Office Institution District or "C-1" Neighborhood Business District are allowed. Permitted uses include: data processing centers; public and governmental offices; banks and savings and loan associations without drive-up service; insurance agencies and services; business and professional offices; out-patient counseling services; pharmacies; coffee shops; book stores; bowling alleys; catering establishments; hotels, motels or motor lodges, bed and breakfast establishments, and inns; patio, garden shops, and retail greenhouse; restaurants; theaters; schools for industrial training, trade or business; clothing stores, and costume rental stores; secondhand sales; and stores or shops for the conduct of retail business.

BUSINESS LICENSE AND OCCUPANCY PERMIT: The City of St. Charles requires a business license and an occupancy permit.

DEMOGRAPHICS:

	<i>One Mile</i>	<i>Three Miles</i>	<i>Five Miles</i>
Population	11,091	87,919	162,435
Average Household Income	\$84,871	485,424	\$82,749

AVAILABLE DOCUMENTS: Water map, gas map, site plan, flood map and complete demographics are available at the listing office.

REMARKS: Subject Property is approved for two curb cuts on S. Hwy. 94.

POSSESSION: Immediate

FLOOD PLAIN: According to FEMA map 29183C0268E dated 8/2/1996 provided by FloodSource Corporation and printed from www.interflood.com, all or part of subject property is located in Zone X. Neither Owner nor Lechner Realty Group, Inc. make any representations as to whether or not any portion or all of subject property is in a flood plain, nor do they make any representations as to the accuracy of flood maps including FEMA maps. The Buyer should hire a civil engineer during its due diligence period to determine what portion, if any, is located in flood plain.

PRICE: \$1,250,000 (\$13.47/SF)

LISTING AGENT: Joseph Ord 314.909.8100, Ext. 105 jord@lechnerrealty.com

Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser. HWY94S.BACK/REV063009