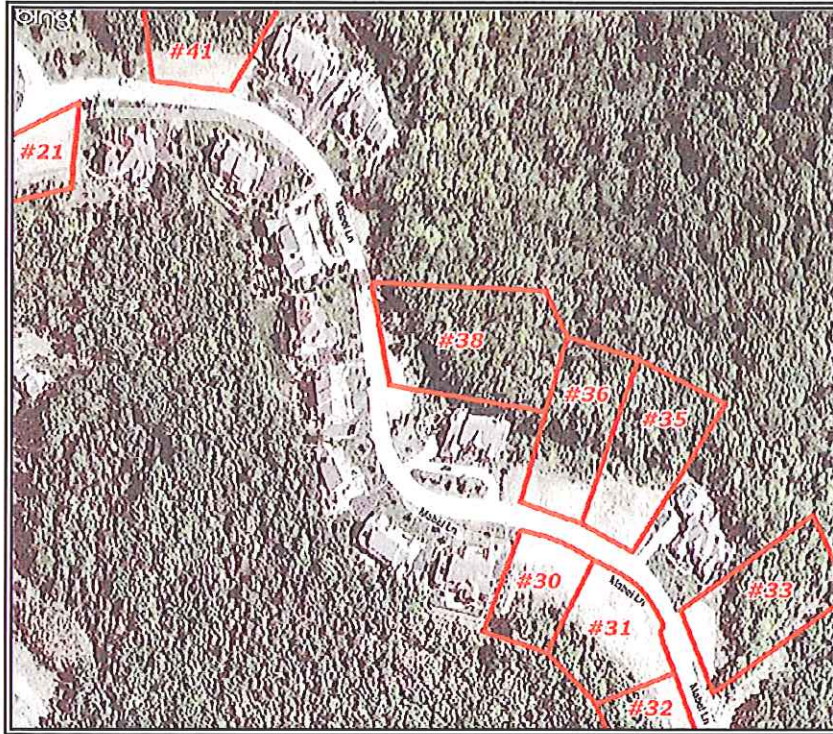


FOR SALE

9 FULLY DEVELOPED RESIDENTIAL LOTS
ST. ALBANS, MO 63084



Contact:

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

View all our listings at
www.lechnerrealty.com

- 0.5 Acre to 1.4 Acre Lots
- Adjoins \$1,000,000+ Homes
- St. Albans Country Club is One of the Nation's Top 100 Private Country Clubs (Ranked by National panel of Club Presidents and Managers)
- Owner Will Consider a Phase Take Down
- \$675,000 (\$75,000/Lot)



13421 Manchester Rd. Ste. 101 St. Louis, MO 63131

LECHNER

REALTY GROUP INC
Commercial & Industrial Real Estate Services



See Reverse Side for Details

Phone: 314/909-8100 • Fax: 314/909-8105 • Web: lechnerrealty.com

ADDRESS, LOCATION AND MUNICIPALITY: Merlot Lane in "The Summit" at St. Albans, St. Albans, MO 63084.

DIRECTIONS: From I-64, take the Clarkson Road exit. Travel south to Hwy. 100/Manchester Rd. Turn right on Manchester Rd. and travel for approximately 6 miles. Turn right at MO-T for 5 miles. Turn right on St. Albans Rd. Turn right on Merlot Lane and to "The Summit" portion of the subdivision.

LOT DIMENSIONS AND LAND AREA: Lots range in size from 0.50 acres to 1.4 acres – Lot 21: 0.5 acre; Lot 30: 0.5 acre; Lot 31: 0.58 acre; Lot 32: 0.57 acre; Lot 33: 1.27 acre; Lot 35: 1.26 acre; Lot 36: 1.6 acres; Lot 38: 1.39 acres; and Lot 41: 1.40 acres

TOPOGRAPHY: Most lots have a severe drop from the front of the lot to the rear of the lot allowing for at-grade entry for lower level.

DESCRIPTION OF IMPROVEMENTS: Nine fully developed residential lots

UTILITIES:

Subject property is served by the following utilities:

Gas: Missouri Natural Gas (636.390.2100)
Electric: Ameren UE (800.552.7583)
Water: Franklin County Water District #3 (636.742.5200)
Sewer: Franklin County Water District #3 (636.742.5200)

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

TAP FEES: Water: \$1,820
Sewer: \$1,820
Deposit: \$ 100
Total: \$3,740

TAXES FOR YEAR 2008: All nine lots were individually assessed at \$19,152.00 in 2008. The 2008 tax rate was 5.7347%. Taxes for each lot were \$1,098.31.

ZONING AND PERMITTED USES: Subject Property is zoned "SD" Suburban Development by the County of Franklin. Permitted uses include: single family residences.

DEMOGRAPHICS:

	<i>ONE MILE</i>	<i>THREE MILES</i>	<i>FIVE MILES</i>
Population	246	1,429	5,578
Average Household Income	\$113,245	\$121,404	\$126,851

SCHOOL DISTRICT: Washington Public School District: Labadie Elementary School, 2749 Hwy. T, Labadie, MO 63055 (636.231.2600); Washington Middle School, 401 E. 14th St, Washington, MO 63090 (636.231.2300); Washington High School, 600 Blue Jay Drive, Washington, MO 63090 (636.231.2200). Private School: Fulton School at St. Albans (2009/10 Tuition \$17,955)

AVAILABLE DOCUMENTS: Legal description, flood map, demographic report by ERSI and STDB Online, zoning verification and neighborhood covenants are available at the listing office. Water and sewer maps are available at Franklin County Water District No. 3.

FLOOD PLAIN: According to FEMA map 2904930106B dated 10/16/1984 provided by FloodSource Corporation and printed from www.interflood.com, all or part of subject property is located in Zone C. 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.

REMARKS: Builders must be approved by St. Albans as preferred builders before construction starts.

PRICE: \$75,000.00/Lot (\$675,000.00)

LISTING AGENT: Joseph Ord 314.909.8100, Ext. 104 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. STALBANSLOTS.BACK/080709