



CUSHMAN &
WAKEFIELD

Creve Coeur Airport

CREVE COEUR AIRPORT RD



★ **SUBJECT**
17.72 ACRES
Access to Creve Coeur Airport

25.54 Acres Also Available
(separate owner)

MORGAN AVE

MARYLAND HEIGHTS EXPY

CREVE COEUR MILL RD

PRIVATE RD

RIVER VALLEY DR

LAND FOR SALE 17.72 ACRES

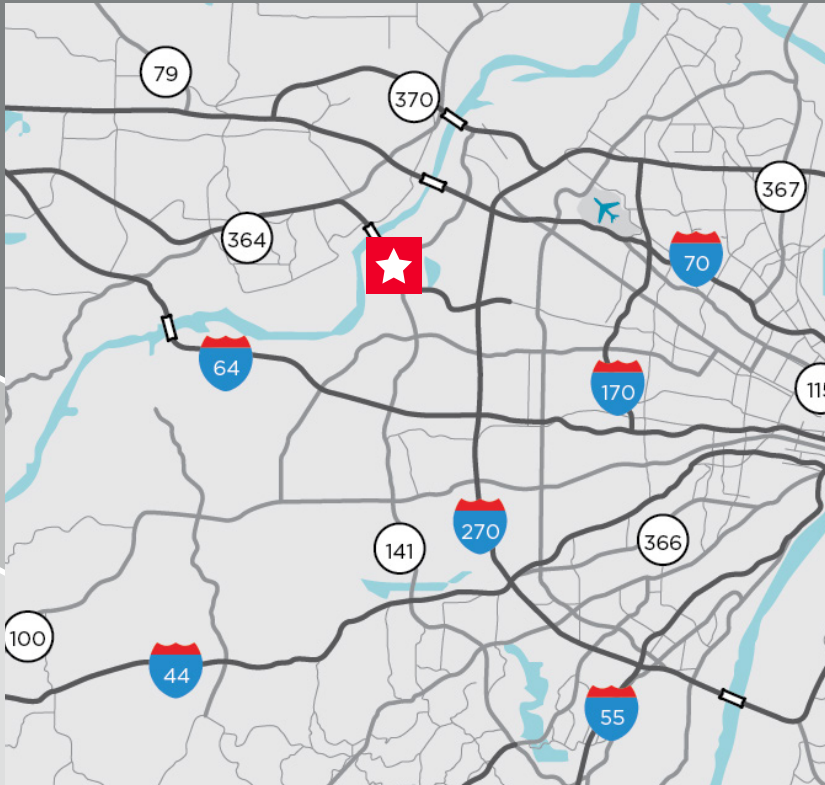
15121 RIVER VALLEY DRIVE
MARYLAND HEIGHTS, MO 63043

Asking Price: \$2,701,591.20 (\$3.50/SF)

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Director

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PROPERTY HIGHLIGHTS

17.72 Acres Available - can be assembled with adjacent 25.54 acres (separate owner) for a combined 43.26 acres

Immediate access to Hwy 141 and Hwy 364

In the heart of the rapidly developing Maryland Heights corridor

HIGHLIGHTS

- Water, sewer, and electric located at the site
- Natural gas nearby
- Brand New 500 CFS storm water lift station nearby
- Currently Zoned "NU" - All uses will require rezoning
- Proposed commercial amenities nearby
- 932' of Frontage to River Valley Dr.
- Less than 1/4 Mile to Hwy 364/ Page Extension
- City Comprehensive Plan Accepted Uses - Office Distribution, Office Flex, Office Campus, Mixed Use
- City Comprehensive Plan Conditionally Accepted Uses: Light Industrial, Institutional, Recreation, Entertainment, Regional Retail, Service Retail, Multi-Family Residential, Agriculture
- Howard Bend Levee District - 500 year levee protected area
- Adjacent to Creve Coeur Airport

*No Purchase & Sale Agreement will be considered unless the earnest money deposit is at least \$100,000



AERIAL MAP

MARYLAND HEIGHTS STATISTICS

- \$1.7 Billion in capital investment and new development from 2022-2024
- 2,200,000 Square Feet of New Construction since 2022
- 6,500,000 Square Feet of Planned New Construction Approved



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For more information,
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