

FOR SALE

Peruque Crossing, O'Fallon, MO. 63366

Directions - From St. Charles take Hwy 70 West, then exit onto Lake St. Louis Blvd., next make a right onto Guthrie Rd. The Outlots will be located close to the Phillips 66 Gas Station and McDonald's.



PROPERTY SUMMARY

LAND LOTS

- Exciting Development
- 13.24 Acres Available
- Build-to-Suit
- Across from SSM Health St. Joseph Hospital
- Great for retail, office, commercial use
- 1-70 Exposure

Lot A ____ 0.99 acres; 43,124 SF x 10.95psf = \$472,207 - **SOLD**

Lot B ____ 1.95 acres; 84,942 SF x \$9.00psf = \$1,019,304

Outlot 11 ____ 0.67 acres; 29,185 SF x \$7.88psf = \$230,000

Outlot 12 ____ 0.70 acres; 30,492 SF x \$7.00psf = \$213,444

Outlot 14 ____ 0.70 acres; 42,688 SF x \$8.00psf = \$243,936 - **SOLD**

Outlot 16 ____ 1.4 acres; 60,984 SF x \$7.50psf = \$457,380 - **SOLD**

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SITE PLANS



