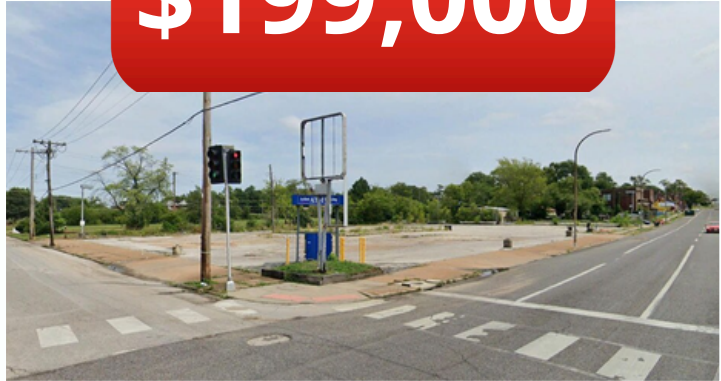




4675 Natural Bridge Ave

SAINT LOUIS, MO 63115

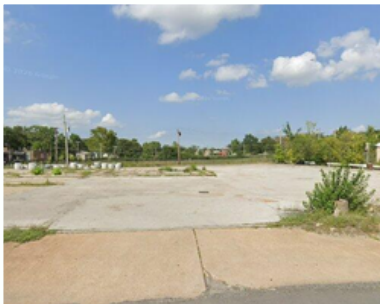
SALES PRICE
\$199,000



READY-TO-BUILD COMMERCIAL DEVELOPMENT SITE

Located just 1 mile from I-70 via N Kingshighway Blvd and only ½ mile east of the Mark Twain/I-70 Industrial Area, this 1.14-acre corner site offers excellent visibility and accessibility. With approximately 275 feet of frontage on Natural Bridge Ave and commercial zoning, the property presents an opportunity for a variety of potential commercial uses, subject to applicable approvals and zoning requirements.

Property Highlights



A strategically positioned commercial site offering strong visibility, substantial land area, and convenient access for a variety of potential development opportunities.

- 1.15 Acres / 49,920 SF
- Sales price \$3.98 per sq ft.
- Prime Corner Location — Natural Bridge & Marcus
- READY TO BUILD
- Site Tested
- Former Full-Service Gas Station & Convenience Store
- FA Zoning
- High-Traffic Location
- Up to 60,210 Estimated Daily Traffic Nearby
- Convenient Access to Mark Twain Expressway & N. Kingshighway Blvd

The property benefits from its proximity to major transportation corridors, with nearby roadways generating more than 50,000 estimated vehicles per day at several points within approximately one mile. Its prominent corner location and ready-to-build positioning make this an attractive opportunity for commercial development.



CARLTON JONES

Haywood-Hoosman Realty

📍 313 S Florissant Rd, Saint Louis, MO 63135

✉️ cjonessolutions@gmail.com

📞 (314) 787-9192 | (314) 973-1842

