

- MAJOR PRICE REDUCTION
- MOTIVATED SELLERS



**SUBJECT
PROPERTY**



1410-1420 COTTLEVILLE PARKWAY

COTTLEVILLE, MO 63367

DEVELOPMENT OPPORTUNITY

EXCLUSIVELY LISTED BY:



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PRIME DEVELOPMENT LAND | INDIVIDUAL PARCELS AVAILABLE | PURCHASE PRICE: ~~\$5.00 PSFT~~ \$4.00 PSFT

AVAILABLE PARCELS



PARCEL NUMBER	SQFT	PRICE @ \$5.00 PSFT PRICE @ \$4.00 PSFT
1	76,578	\$382,890 \$306,312
2	49,397	\$246,985 \$197,588
3	42,514	\$212,570 \$170,056
4	46,870	\$234,360 \$187,480

PROPOSED USE



SOUTH AERIAL



ST. JOSEPH
COTTLEVILLE

COTTLEVILLE TRAILS
(340+ NEW HOMES)

WEISS ROAD



COTTLEVILLE PARKWAY

SUBJECT PROPERTY

EAST AERIAL



MID RIVERS MALL DRIVE

**SUBJECT
PROPERTY**

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This graded development land located on Cottleville Parkway in , offers a prime opportunity for commercial or mixed-use development.

Encompassing approximately 5 Acres and zoned C-3 Commercial, the site is ideally situated along a major thoroughfare with excellent access to Highways 94 and 364. It lies just one-third of a mile west of Mid Rivers Mall Drive and directly adjacent to St. Charles Community College, providing strong visibility and consistent traffic.

The surrounding area is a blend of residential and commercial properties, supporting a wide range of development options including retail, office, or multi-family residential.



AVAILABLE DOCUMENTS (Contact Agent):

- PLAT MAP
- SOIL TESTS
- ENGINEERED DRAWINGS
- FULL SURVEY
- ELEVATION DRAWINGS
- DEVELOPMENT RENDERINGS



Sale Price:

~~\$5.00 PSFT~~

PRICE REDUCTION: \$4.00 PSFT

Total Size

215,359 SQFT – 4.94 Acres

Zoning:

“C-3” Commercial

Property Type:

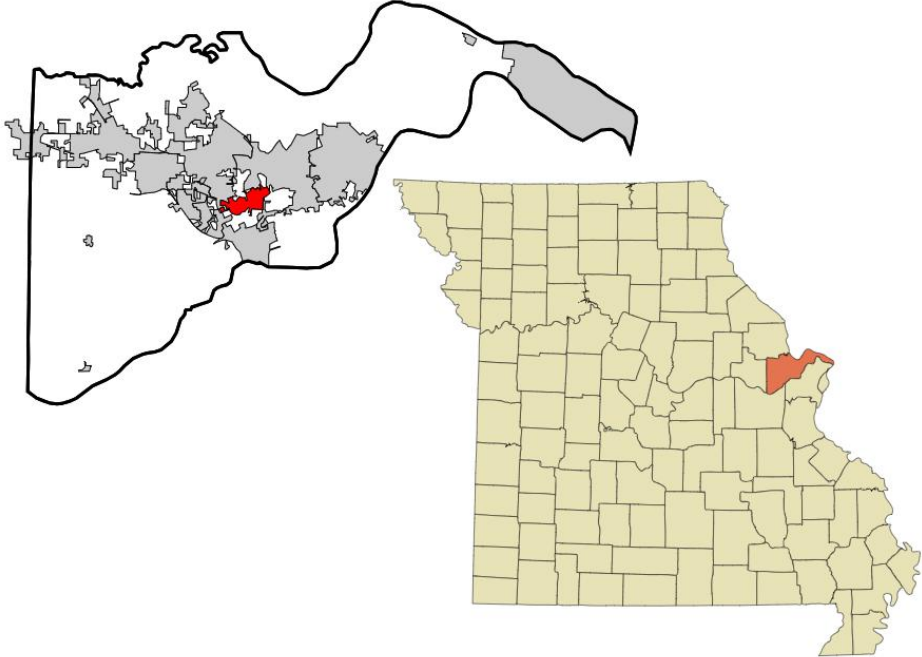
Commercial Development Land

Frontage:

2,070 Feet +/- (Cottleville Parkway)

DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	5,912	82,500	186,659
2024 Population	6,021	83,124	188,134
2029 Population Projection	6,360	87,641	198,375
Median Age	42	41	41.6
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	2,076	30,669	70,387
2024 Households	2,115	30,908	71,044
2029 Households Projection	2,236	32,610	74,976
Average Household Size	2.8	2.6	2.6
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$152,688	\$116,625	\$118,748
Median Household Income	\$144,226	\$97,754	\$97,349



188,134 2024 POPULATION (5 Miles)

\$118,748 AVERAGE HH INCOME (5 Miles)

\$97,349 MEDIAN HH INCOME (5 Miles)

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