

3.63 Total Acres For Sale

Prime Redevelopment Opportunity
Parcels Can Be Divided

16011-16001 Ruck Road
Ellisville, MO 63021
www.cbre.com/stlouis

Sale Price: ~~\$995,000~~ \$795,000 (\$5.03/SF)





Property Details

- + 3.63 acres between two parcels (158,122 SF)

+ Parcels can be divided

+ Highly visible site situated at the corner Manchester & Ruck Road

+ Approximately 1,000 feet of frontage
- on Manchester Road in West County (Ellissville)

+ Current Zoning: M-1 (light industrial)

+ Potential uses: Retail, General Commercial & Business uses

+ Sale Price: \$795,000 (\$5.03/SF)

Demographics	1-Mile	3-Miles	5-Miles
Daytime Population	9,215	47,794	97,177
Average Household Income	\$174,973	\$188,633	\$191,903
Median Household Income	\$135,438	\$141,801	\$143,612
Population	9,551	57,441	121,716
Households	3,995	21,963	46,740

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