

50+ ACRE MULTI-FAMILY DEVELOPMENT SITE

PARCEL I

HWY 30 (21,611 V.P.D.)
CAROL PARK RD.

SCAN HERE!



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HWY 30 AT CAROL PARK RD.
HOUSE SPRINGS, MO 63049
50.65 ACRES
PARCEL I: \$2,500,000 (\$1.13/S.F.)

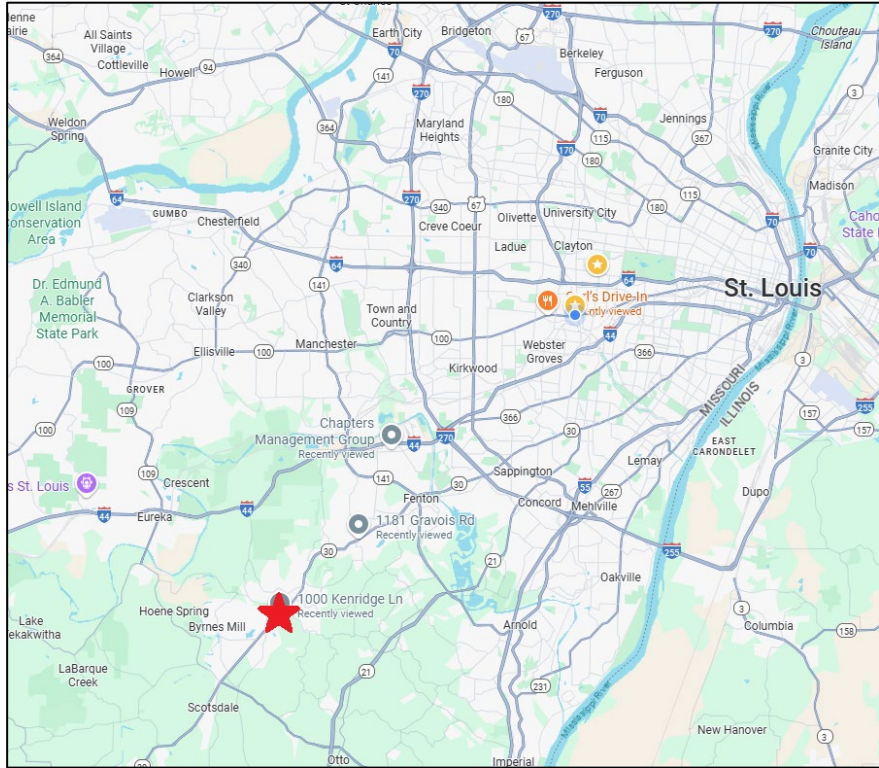
PROPERTY INFORMATION

CONCEPTUAL RENDERING



- PUD APPROVED SITE ON PARCEL I FOR 40 MULTI-FAMILY BUILDINGS COMPRISING 320 UNITS
- I PARCEL CONSISTING OF 50.65 ACRES IN HOUSE SPRINGS
- LOCATED AT HIGHWAY 30 & CAROL PARK ROAD
- SEWER LINE EXPANSION NEARBY (BEAR CREEK WATERSHED)
- JEFFERSON COUNTY SUBMARKET HAS A 5.3% APARTMENT VACANCY RATE
- ONLY 3,500 MULTI-FAMILY UNITS FOR A POPULATION OF 230,000 IN JEFFERSON COUNTY

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	23,970	160,404	385,349
HOUSEHOLDS	12,058	76,011	173,704
AVERAGE HH INCOME	\$85,563	\$79,360	\$86,152



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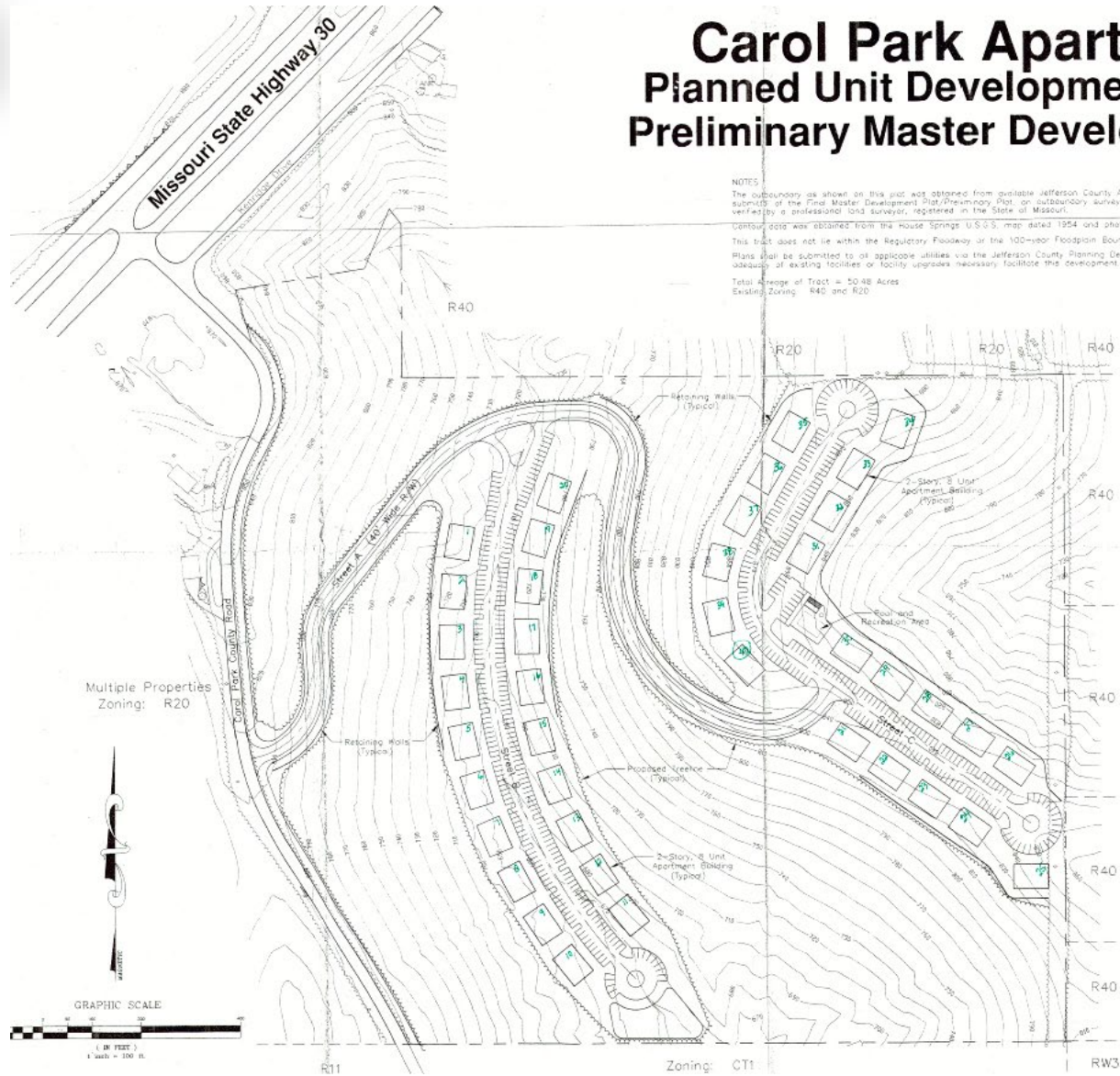
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**APPROVED
PUD PLAN**

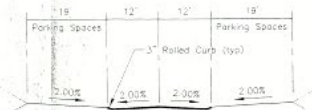
Carol Park Apartments Planned Unit Development (P.U.D.) Preliminary Master Development Plan



NOTES
 The subboundary as shown on this plan was obtained from available Jefferson County Assessor's records. Prior to submittal of the Final Master Development Plan/Preliminary Plat, an outboundary survey shall be performed and/or verified by a professional land surveyor, registered in the State of Missouri.
 Contour data was obtained from the House Springs U.S.G.S. map dated 1954 and photorevised in 1982.
 This tract does not lie within the Regulatory Floodway or the 100-year Floodplain Boundary.
 Plans shall be submitted to all applicable utilities via the Jefferson County Planning Department for comment on the adequacy of existing facilities or facility upgrades necessary to facilitate this development.
 Total Acreage of Tract = 50.65 Acres
 Existing Zoning: R40 and R20

RECEIVED
 JUL 31 2009
 Planning Department

Legal Description



Typical Parking Lot Cross-Section
 Not to Scale



Location Map
 Not to Scale

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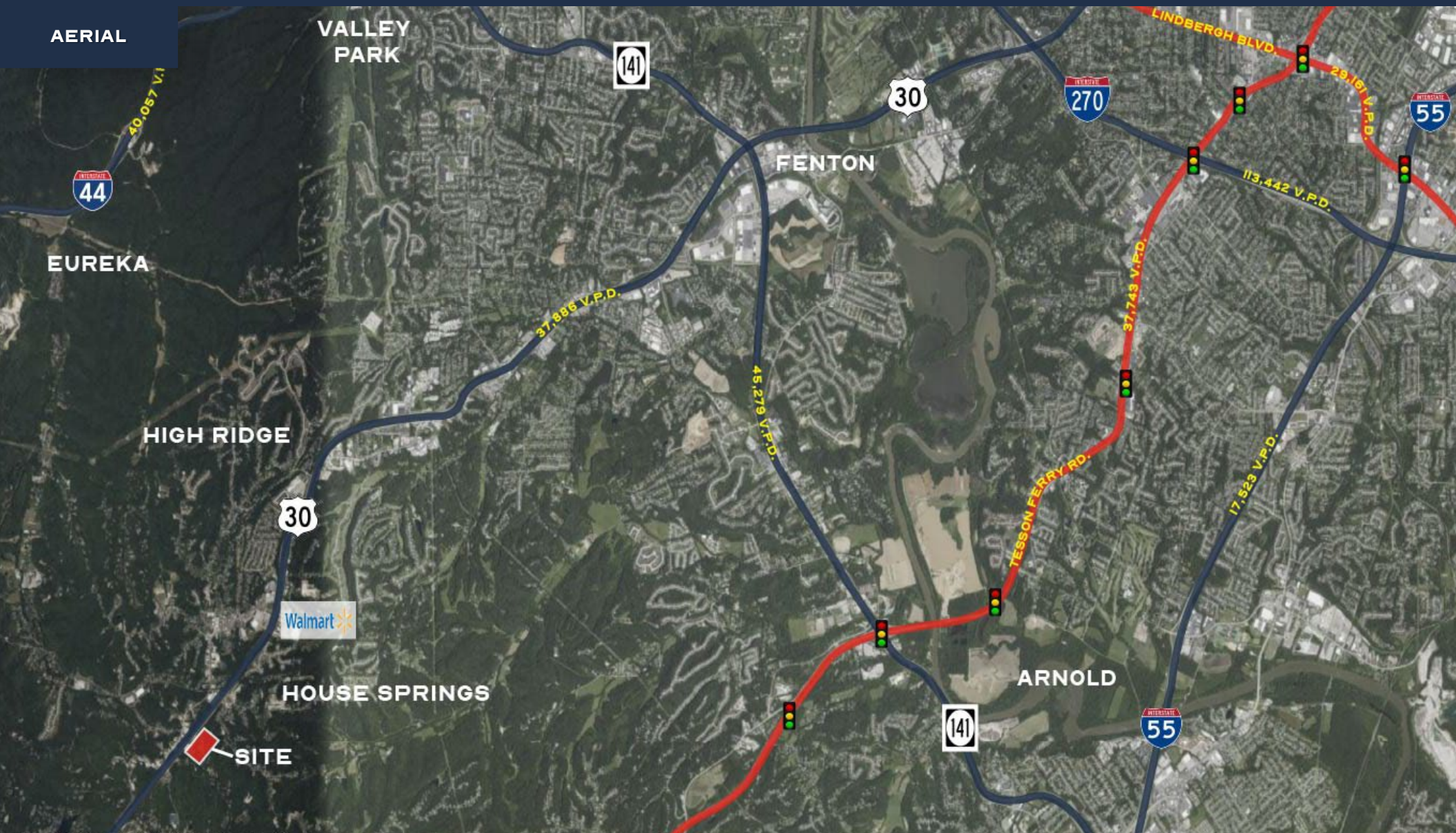
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