



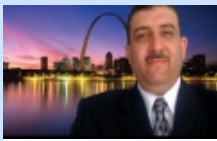
10669 Lewis And Clark Blvd, Saint Louis, 63136, MO

Premier Development Land Available in Saint Louis County - A Rare Investment Opportunity Awaits! 173 Acres Spanning Four Prime Locations

At the heart of Bellefontaine Neighbors, MO 63136, this expansive land offering presents an unparalleled development opportunity at one of Missouri's last major intersections - I-270 & Hwy. 367. Property and parcel Details: • Location A: 2400 Pershall Rd. | 37.42 Acres • Location B: 10746 Keelboat Cir. #A | 3 Acres • Location C: 10669 Lewis & Clark Blvd. | 93.43 Acres • Location D: 10455 Lewis & Clark Blvd. | 39.48 Acres Strategic Advantages: • Major Intersection: Situated at the last major intersection in Missouri on I-270, offering a huge development potential. • High Traffic Volume: Experience exposure to 95,000 vehicles per day (VPD) on I-270 and 25,000 VPD on Hwy. 367. • Visibility & Access: Boasts excellent visibility and easy access, ensuring your development is seen and reachable by a vast audience. Development Potential: This collection of parcels presents a unique chance to shape the future of Bellefontaine Neighbors. Whether for commercial, residential, or mixed-use development, the site's strategic location and significant size offer a canvas for visionary projects. Pricing: In keeping with our commitment to the highest standards of client service, we have chosen to keep pricing details confidential. We invite interested parties to contact us directly to discuss this exceptional investment opportunity further. Don't Miss Out! Opportunities like this don't come around often. Seize the chance to be a part of Missouri's development landscape. For more information, site viewings, or to discuss potential projects, please contact the listing Broker for more details.

CONVENIENCE:

MORE INFORMATION



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