

# For Sale

Commercial Land

3663 N. Hwy. 94  
St. Charles, MO 63301



- 6.77 acres for Sale
- Seconds from New Town, St. Charles County's largest residential development
- Across from the new Orchard Farm School District Development and new City Park
- Will consider dividing
- Zoned C-2 General Commercial (C)
- New housing developments by TR Hughes, McBride & Son, Fischer & Fritchel, and NT Builders
- Great site for C-Store, Drive-thru Development, or Small Grocer
- **Reduced Sale Price: \$1,500,000.00**

**Danny Wapelhorst**

Vice President

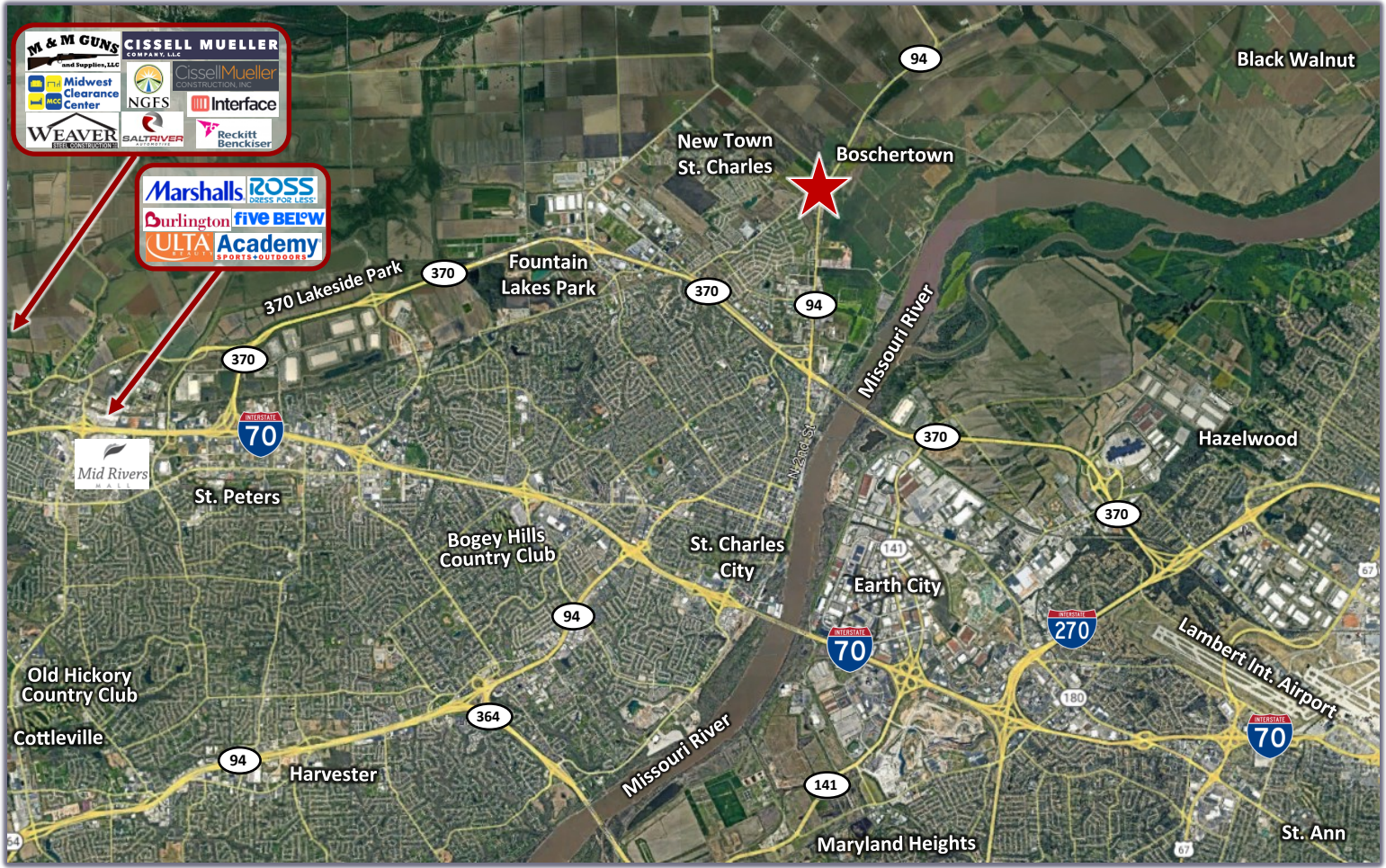
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**CISSELL MUELLER**  
COMPANY, L.L.C.

# 3663 N. Hwy. 94 St. Charles, MO 63301



## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
14962	Hwy B SW	4,305	2015	0.02 mi
State Hwy 94	Hwy B SW	3,794	2022	0.02 mi
10147	Boschertown Rd SE	745	2015	0.33 mi
Hwy B	Boschertown Rd SE	814	2022	0.33 mi
State Hwy 94	Hwy B NE	4,510	2022	0.46 mi
10169	Hwy B NE	4,123	2015	0.46 mi
Boschertown Rd	Island Harbor Dr SW	955	2022	0.51 mi
10238	Island Harbor Dr SW	882	2015	0.51 mi
Blase Station Rd	Kings Hwy SE	511	2022	0.59 mi
13636	Kings Hwy SE	297	2015	0.59 mi

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