

For Sale/Lease/Build-to-Suit

Commercial Land

Elm Point Commons Development
I-370/Elm
Saint Charles, MO 63301



- Four Lots Remaining:
 - ♦ Lot 4: 1.007 acres - \$8.00 PSF
 - ~~♦ Lot 5: 1.175 acres - \$8.00 PSF~~
 - ~~♦ Lot 10: 1.433 acres - \$8.00 PSF~~
 - ♦ Lot 12: 5.661 acres - \$4.00 PSF
- Zoned C-3 and I-1
- Off site detention on all parcels
- Strong daytime work population
- Commercial Improvement District (CID)
- High Traffic Counts
- Visibility from I-370

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

dannyw@cissellmueller.com

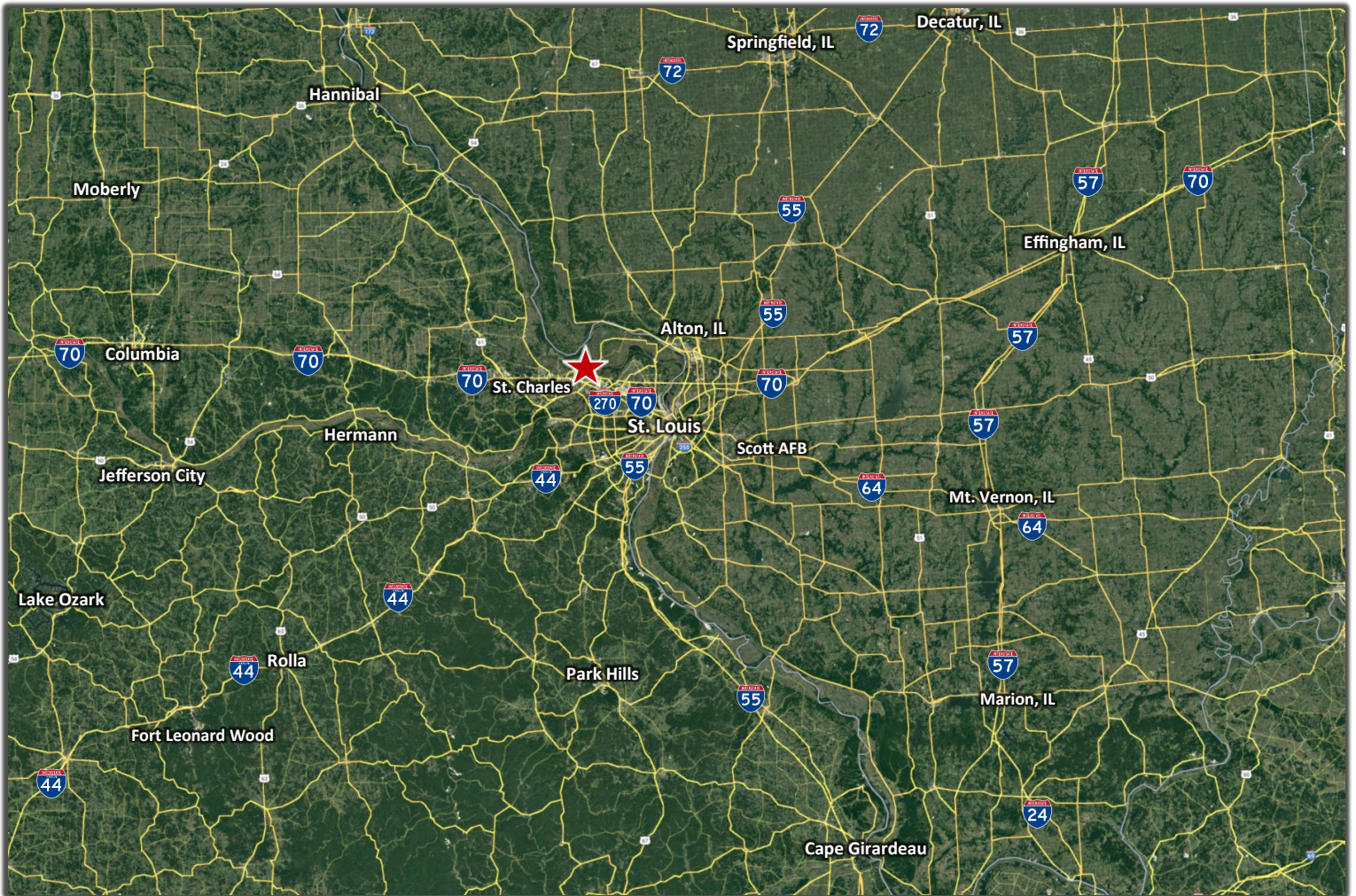


CISSELL MUELLER
COMPANY, L.L.C.

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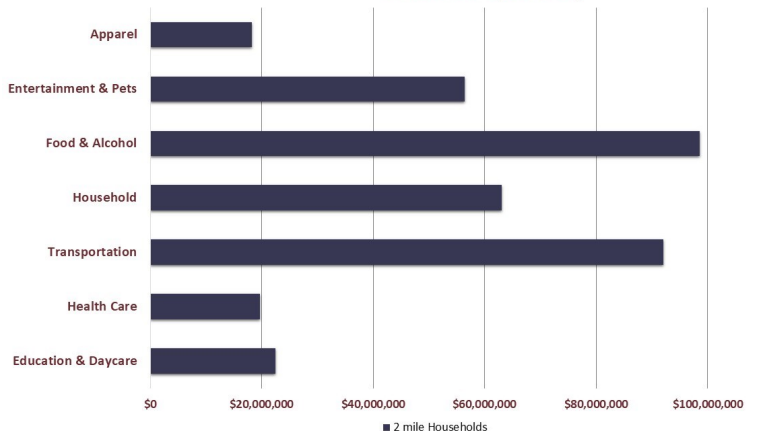
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Traffic

Collection Street	Cross Street	Traffic Volume
12333	Elm St SW	28,500
Elm Point Industrial Dr	Elm St SW	27,969
15025	Elm Point Rd N	17,441
Elm St	Elm Point Rd N	16,551
W Adams St	Elm Point Rd NE	424
15021	Elm Point Rd NE	474
State Hwy 370	Elm Point Industrial Dr SE	53,270
11314	Elm Point Industrial Dr SE	53,171
Elm Street	Millstone Corp Dr NW	10,619
Millstone Corporate Drive	Millstone Corp Dr NW	1,132



Consumer Spending

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