

For Sale/Lease/Build-to-Suit

Industrial Land

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



- One Lot Remaining:
 - ~~Lot 4: 1.007 acres~~ **SOLD** to Soapify Car Wash
 - ~~Lot 5: 1.175 acres~~ **SOLD** to O'Reilly Auto Parts
 - ~~Lot 10: 1.433 acres~~ **SOLD** to Gerber Collision
 - Lot 12: 5.661 acres
- 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
- Sale Price: \$4.00 PSF

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

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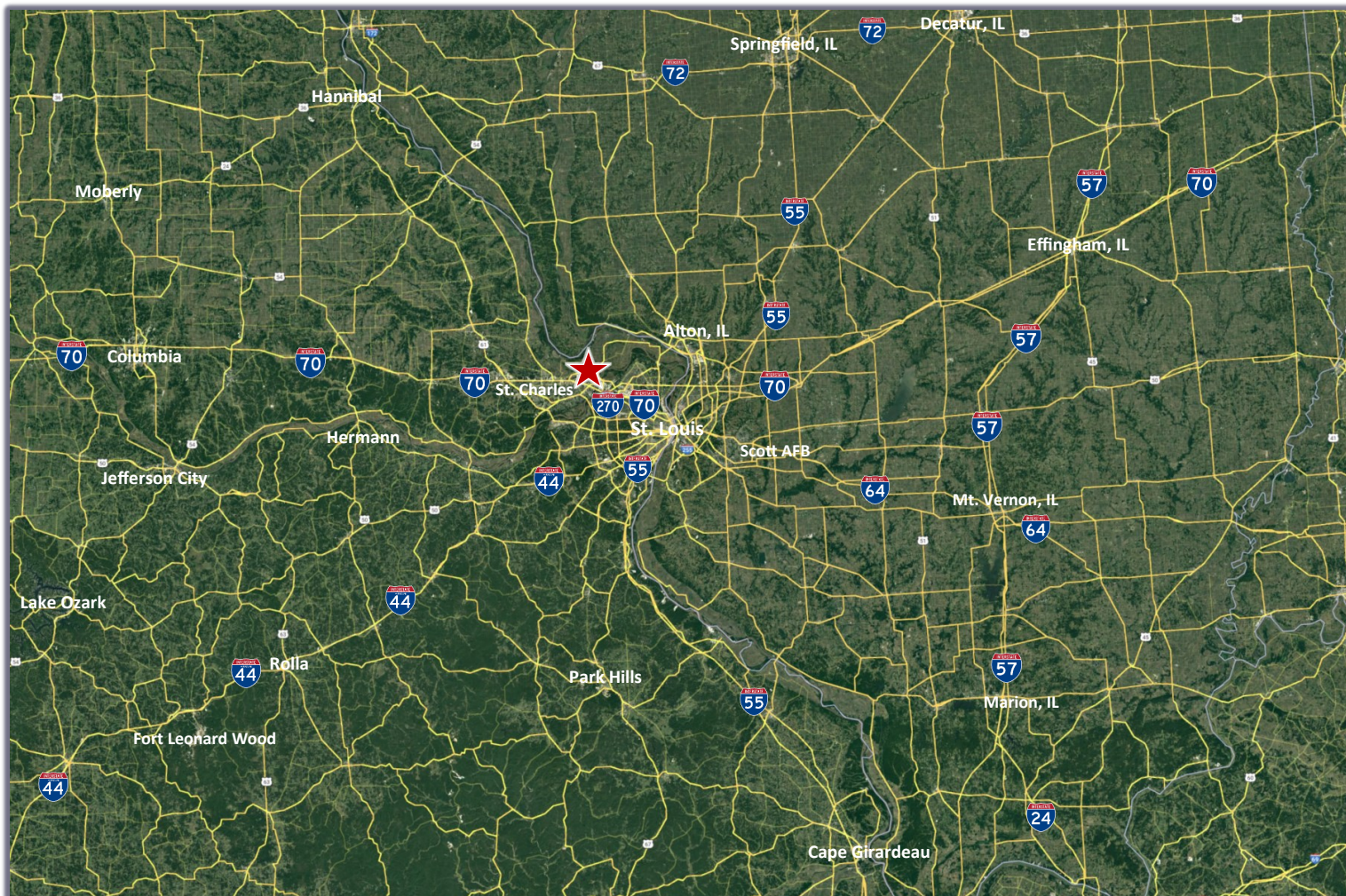


CISSELL MUELLER
COMPANY, L.L.C.

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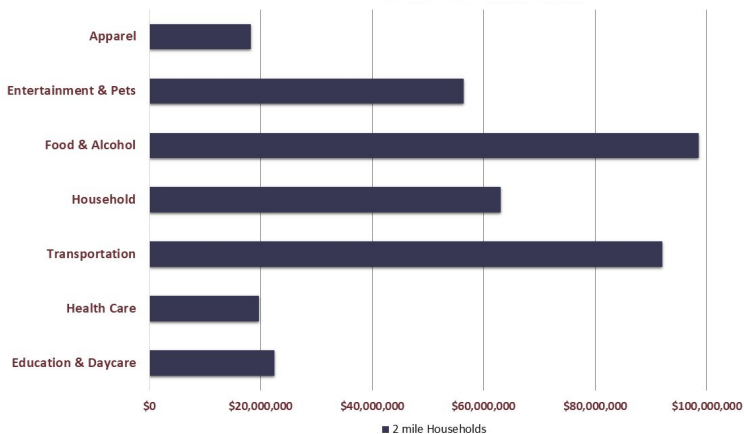
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Traffic

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



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