

FOR SALE

0.83 Acres

10921 Manchester Rd.



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KIRKWOOD, MO 63122

- 0.83 acres zoned B3 and R4 (City of Kirkwood) for development opportunity
- 111 ft of frontage on Manchester Rd. exclusive of Earl Ave. frontage
- Densely populated area with strong household and retail demographics
- 49,596 VPD
- Existing 1,200 SF building
- 2018 RE Taxes: \$17,603



FOR MORE INFORMATION

Steve Bahn

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Nick Bahn

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314.322.2020

FOR SALE: \$650,000.00



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The information herein is not warranted although it has been obtained by the owner of the property or from other sources. It is subject to change without notice. Sellers and brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser investigate fully.



GENERAL NOTES

- 1) F.P. = IRON PIPE
 - (N) = NORTH
 - (S) = SOUTH
 - (E) = EAST
 - (W) = WEST
 - (L) = LOT
 - (R) = RANGE
 - (S) = SECTION
 - (T) = TOWNSHIP
- NOTES:
- 1) PARCEL AREA: 5.810 ACRES
 - 2) PARCEL AREA INCLUDING STREET (PART OF EARL AVENUE THAT IS PROPOSED TO BE WIDENED): 7.000 ACRES

BASIS OF BEARING:

PROPERTY PLAT: PLAT BOOK 25 PAGE 29

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I, MERIDIAN LAND SURVEYING, L.L.C., THE SURVEYOR, HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THE ABOVE PLAT AND HAVE FOUND THAT THE SAME IS ACCURATELY DESCRIBED AND SHOWN AS THE SAME APPEARS ON THE ABOVE PLAT. I HAVE ALSO FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY. I HAVE ALSO FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY. I HAVE ALSO FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS THAT WOULD AFFECT THE SURVEY.

PROJECT INFORMATION

PROJECT DESCRIPTION:
 LOTS 2, 3, 4, AND PART OF LOT 1 OF PROPERTY PLAT, PLAT BOOK 25, PAGE 29, AND PART OF LOT 2 OF SUBDIVISION, THE HOMESTEAD FARM OF DAVID HUCKSTEP IN SECTION 36, TOWNSHIP 45 NORTH, RANGE 5 EAST SECTION 36 OF THE ST. LOUIS COUNTY, MO RECORDS.

SITE ADDRESS:
 1192, 1176, 1152, 1132, AND 1122 EARL AVENUE, AND 10439 AND 10437 MANCHESTER ROAD

COMPANY NAME AND ADDRESS:
 MERIDIAN LAND SURVEYING, L.L.C.
 2258 FIRST CAPITAL CENTER, ST. CHARLES, MO 63301
 PHONE: 636-642-0000 / 636-642-9000
 WWW.MERIDIANLANDSURVEYING.COM
 2-300 METROPOLITAN DRIVE, ST. LOUIS, MO 63103

PROJECT # 33256

LAND SURVEYING

STATE: MISSOURI
 LICENSE NO.: 0000000000
 FIELD OFFICE: ST. LOUIS
 EXPIRES: 12/31/2027

SHEET 7 OF 1

BOUNDARY AND IMPROVEMENT SURVEY
 LOTS 2, 3, 4, AND PART OF LOT 1 OF PROPERTY PLAT, PLAT BOOK 35, PAGE 29 AND PART OF LOT 5 OF THE SUBDIVISION OF THE HOMESTEAD FARM OF DAVID HUCKSTEP IN SECTION 36, TOWNSHIP 45 NORTH, RANGE 5 EAST ST. LOUIS COUNTY, MO

