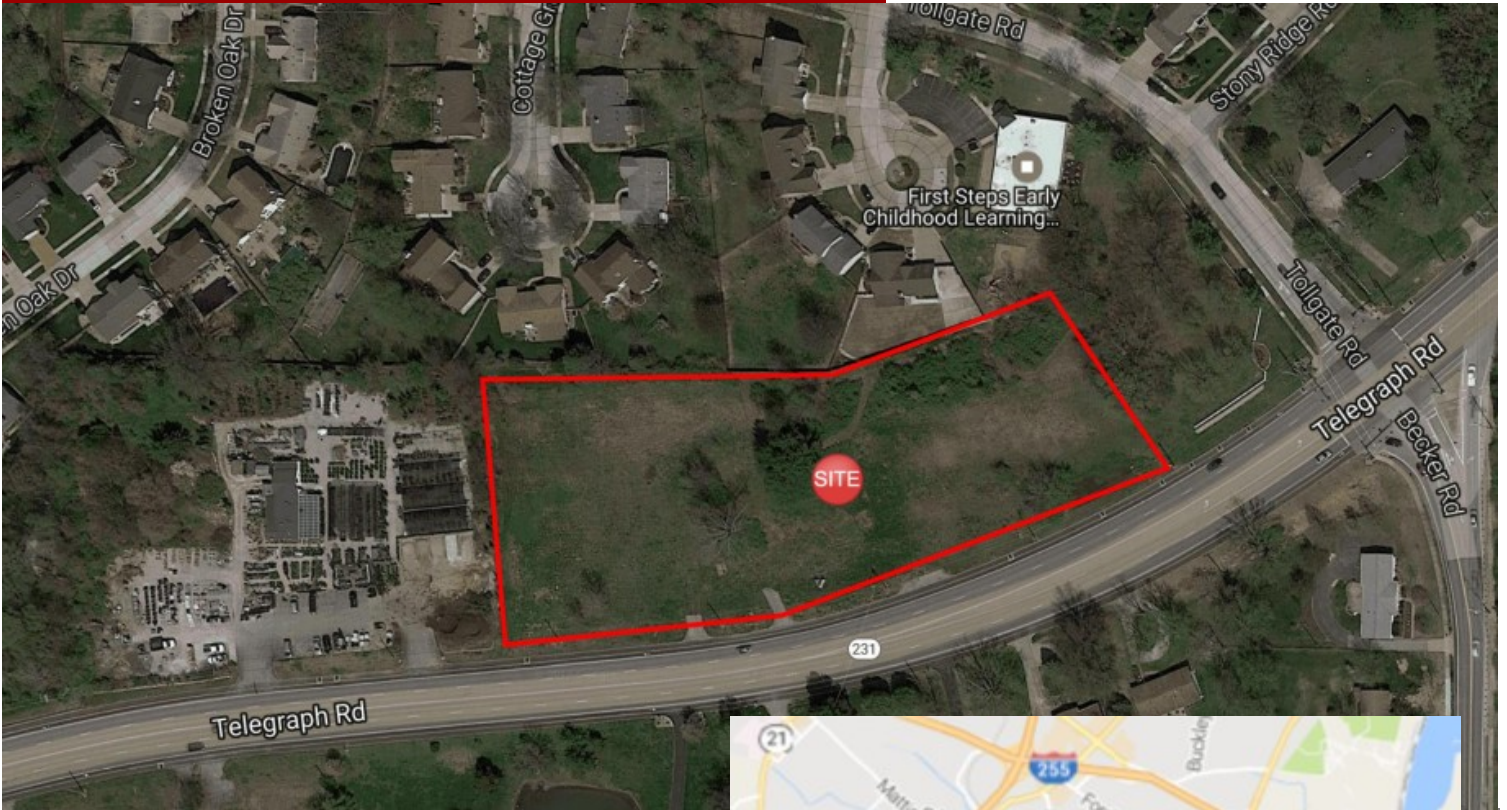


FOR SALE

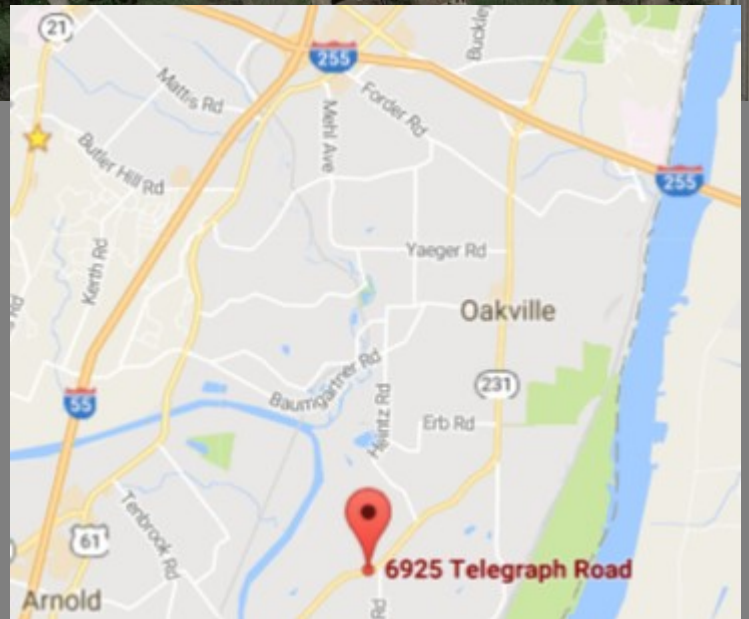
LAND - 3.01 ACRES



6925 TELEGRAPH RD. ST. LOUIS, MO 63129

- 3.01 Acres
- Zoned C-8
- For office usage, possible multi-use
- All utilities available

Sale Price: \$325,000.00



FOR MORE INFORMATION

Steve Bahn

Steve@bahnrealty.com
314.503.7601

Nick Bahn

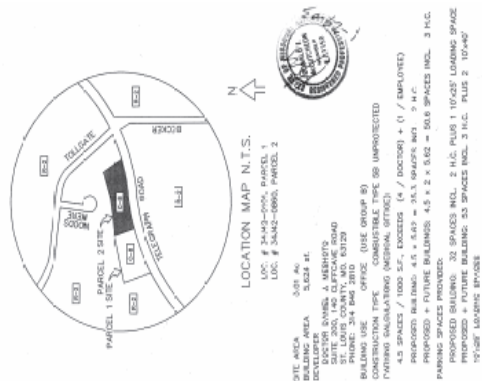
Nick@bahnrealty.com
314.322.2020



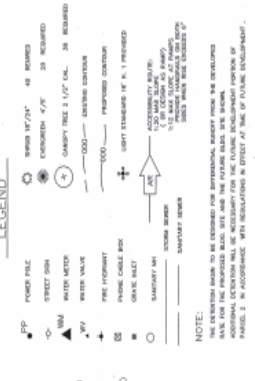
5024 Griffin Road | St. Louis, MO 63128 | P: 314.849.5858 | F: 314.849.6047 www.BahnRealty.com

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.



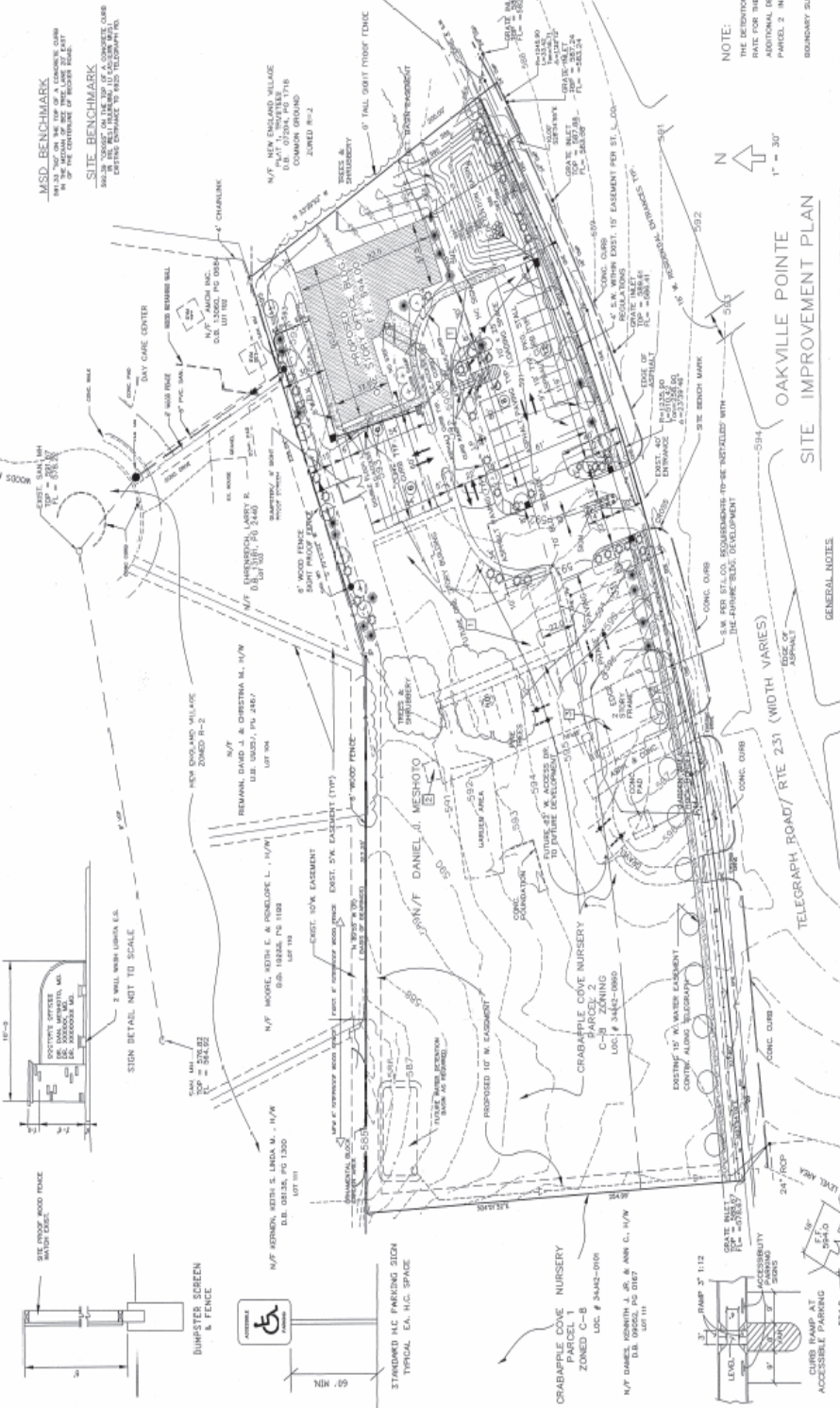


SITE AREA: 5.07 AC.
DEVELOPER: BAHN REALTY, LLC
PLANNING: NICHOLS & ASSOCIATES, INC.
DESIGN: PHILLIP J. BAHN & ASSOCIATES, INC.
CONSTRUCTION: NICHOLS & ASSOCIATES, INC.
USE: COMMERCIAL OFFICE (USE GROUP B)
PROPOSED: 4.5 SPACES / 1000 S.F. EXCESSIVE (4 / 1000) + (1 / EMPLOYED)
PROPOSED BLDG. FMD: 4.5 x 5.57 = 25.17675 APTS. 9 H.C.
PROPOSED FUTURE BLDG. FMD: 4.5 x 2 x 5.65 = 50.9 SPACES INCL. 3 H.C.
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NOTE:
 THE DETENTION BASIN TO BE DESIGNED FOR OPERATIONAL RELIEF FROM THE DEVELOPED RATE FOR THE PROPOSED BLDG. SITE AND THE FUTURE BLDG. SITE SHOWN. ADDITIONAL DETENTION WILL BE NECESSARY FOR THE FUTURE DEVELOPMENT PORTION OF PARCEL 2 IN ACCORDANCE WITH REGULATIONS IN EFFECT AT TIME OF FUTURE DEVELOPMENT.

REASONS: CRABAPPLE COVE NURSERY PARCEL 2 Bk. 345, Pg. 327, 328, St. Louis Co. Records
SITE IMPROVEMENT PLAN OAKVILLE POINT
DATE: 1-29-03
SHEET NO. C-1



CRABAPPLE COVE NURSERY (AMENDED)
 6023 TELEGRAPH ROAD
 A TRACT OF LAND IN SECTION 27,
 TOWNSHIP 19 NORTH,
 ST. LOUIS COUNTY, MISSOURI