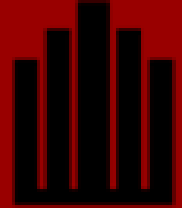




± 55 Acres – 7600 St. Charles Rock Road, St. Louis, MO 63133

FOR SALE: \$2,750,000.00

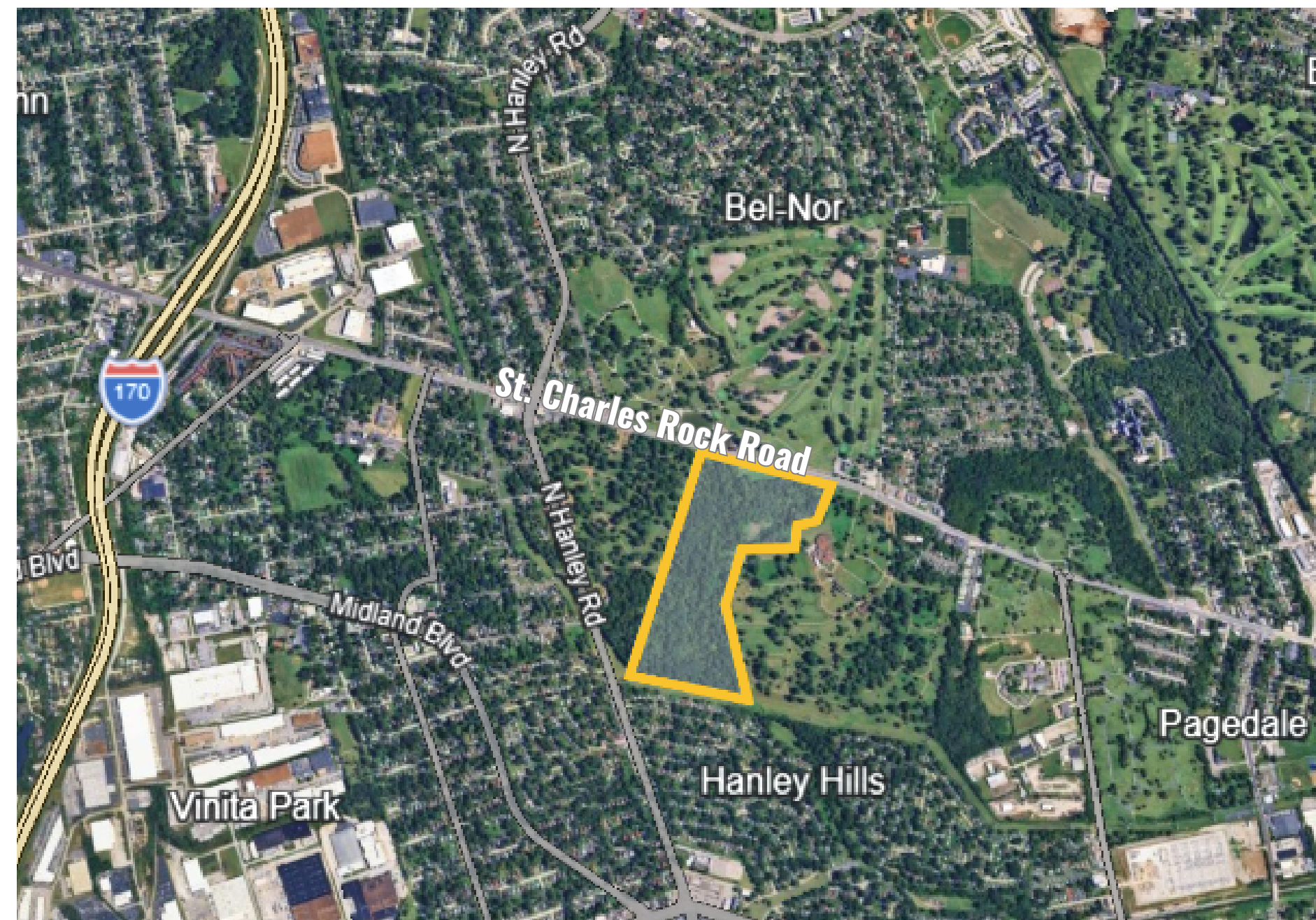


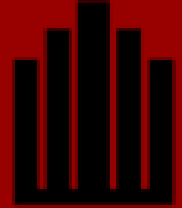


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PROPERTY FEATURES

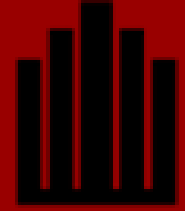
- 55± acres of development land in unincorporated St. Louis County
- Opportunity to acquire one of the area's few large contiguous land tracts
- Located directly across from Normandie Golf Club, currently undergoing the \$25M "Normandie Reimagined" renovation
- Excellent opportunity for residential development, with potential for commercial uses along St. Charles Rock Road
- Great visibility with approximately 1,445 feet of frontage on St. Charles Rock Rd
- Just east of Interstate 170, providing quick access to: Clayton, University City, Olivette, and St. Louis Lambert International Airport
- Sewer infrastructure currently being installed through property as part of the Normandie Golf Club redevelopment
- All utilities available nearby
- Zoned NU (Non-Urban)





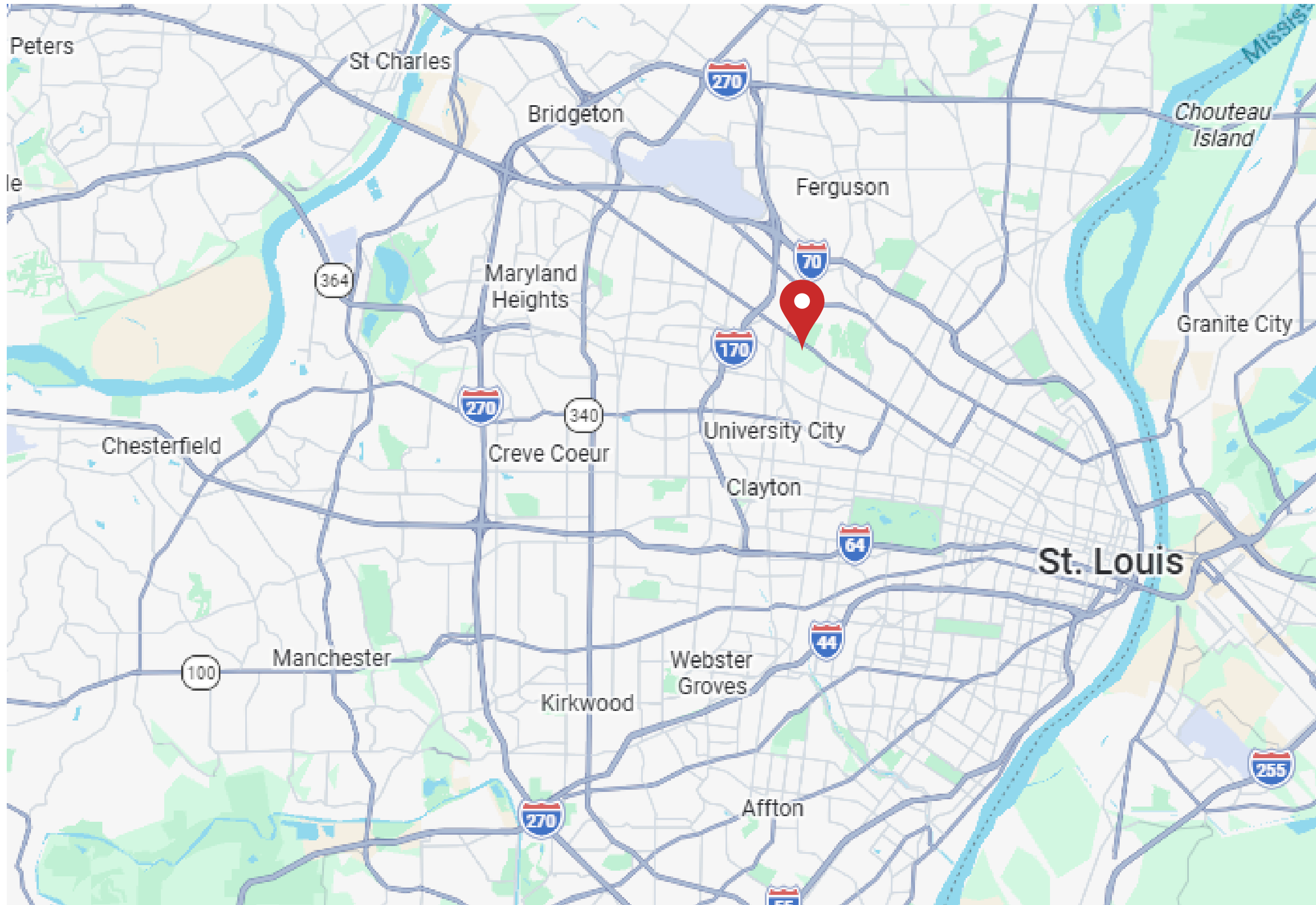
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LOCATION



Steve Bahn

Office: 314.849.5858

Cell: 314.503.7601

Steve@bahnrealty.com

Brian McCune

Office: 314.849.5858

Cell: 314.276.5493

Brian@bahnrealty.com