



# 1000 Kenridge Ln

10.67 Acres on Highway 30 | Jefferson County, MO 63051

**FOR SALE | \$975,000**

Zoned CC-2 Commercial

Level Pad at Highway Grade

Engineered Expansion Plan

25,602 VPD · MoDOT 2025



# Property Highlights

*A level, graveled pad at the elevation of Highway 30 with an engineered plan to grow it, a sign the whole corridor sees, commercial zoning and utilities on site - with wooded hillside buffer behind it.*

1

## Zoned CC-2 Community Commercial

Offices, medical and dental, veterinary, day care, churches, automotive sales, car washes and utility uses are permitted by right; contractor offices with equipment and material storage are permitted with screening.

2

## A Level Pad, Engineered to Grow

About 2.3 level acres sit at the elevation of Highway 30 today, with  $\pm 630$  feet along Kenridge Lane. A 2024–25 conceptual grading study and geotechnical program map the pad's expansion to 3.2 acres on site, or 3.7 acres with the adjoining grading easement.

3

## Highway Exposure with Access from Both Directions

Kenridge Lane is a state-owned, state-maintained outer road (MoDOT's "Outer 30") that leaves the Hwy 30 / High Ridge Blvd / Carol Park Rd crossover and runs along the highway to the site - one turn from either direction.

4

## 25,602 Vehicles a Day

MoDOT's 2025 count on Highway 30 at the site, two-way (28,380 on weekdays). Your building and your sign sit in the line of sight of every one of them.

5

## Utilities on Site

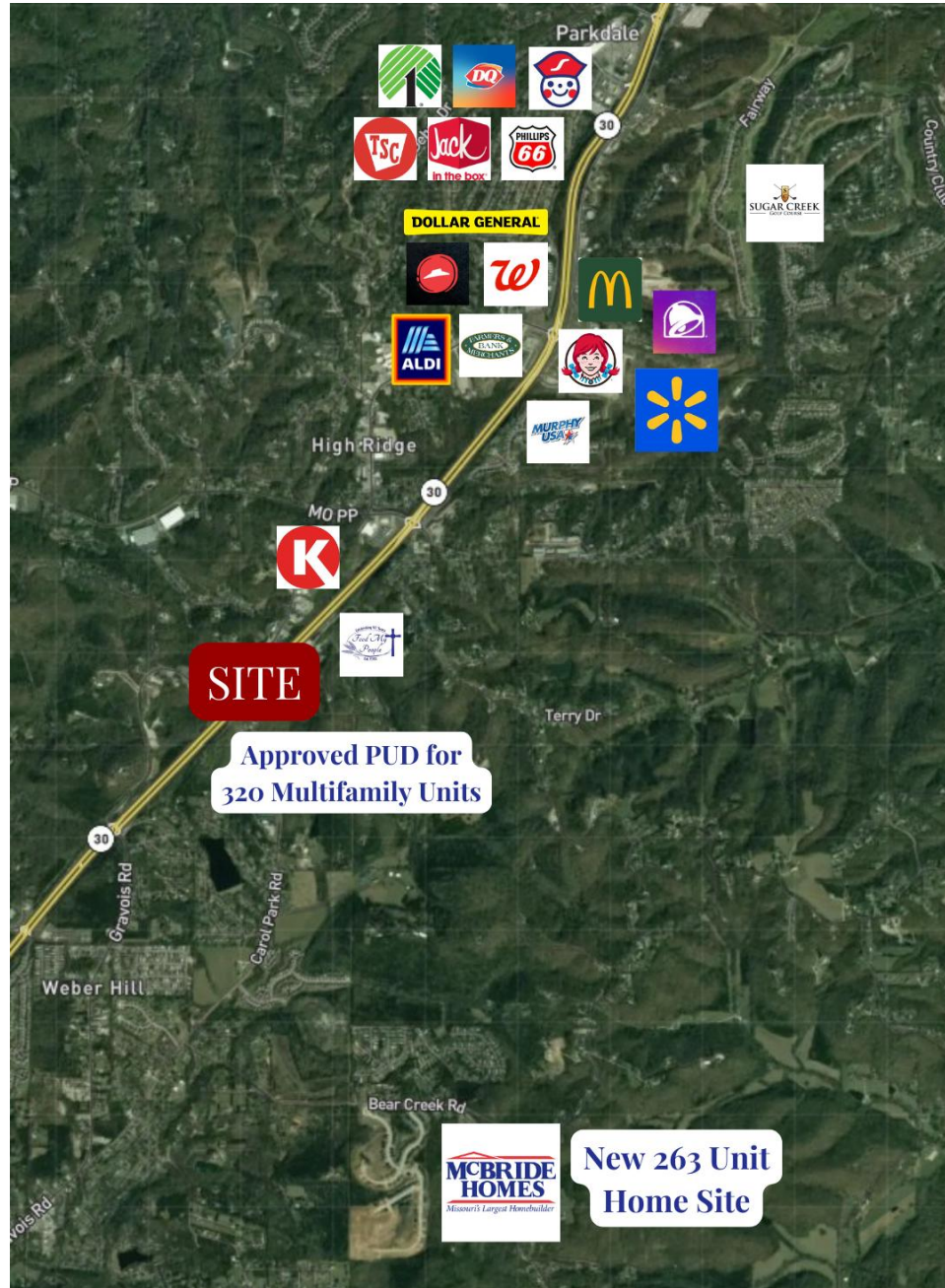
Public Water Supply District No. 2 water; Ameren electric.

6

## A Yard That Already Works

Gated, graveled and fenced at the entrance, with concrete barrier blocks in place and a 768 SF residence (1986) that serves as an office or caretaker quarters. Move equipment in the week you close.

# The Trade Area



## Demographics (2025 estimates)

|                             | 1 mile    | 3 miles   | 5 miles   |
|-----------------------------|-----------|-----------|-----------|
| Population                  | 2,940     | 18,586    | 43,377    |
| Households                  | 1,120     | 7,220     | 16,766    |
| Median household income     | \$81,090  | \$83,731  | \$85,218  |
| Median home value           | \$210,878 | \$214,528 | \$227,148 |
| Population growth 2025–2030 | +3.4%     | +2.2%     | +2.0%     |

## Between the nodes

- High Ridge Commons with Walmart Supercenter, Schnucks, Aldi, Tractor Supply, Walgreens, 4 minutes (1.8 miles) to the northeast on HWY 30
- McBride's 263-lot Bear Ridge Subdivision is on Carol Park Road with residential traffic feeding HWY 30 adjacent to this site
- The adjoining 50.65-acre tract carries an approved PUD for 320 multifamily units

## Getting there

- Highway 30 east to Interstate 44 and Interstate 270 at Fenton and the southwest St. Louis metro
- Highway 30 west to House Springs, Cedar Hill and Dittmer
- Carol Park Road south to Gravois Road (old Route 30) and Bear Ridge; High Ridge Boulevard north into High Ridge

# Zoning: CC-2 Community Commercial

## Permitted by right

- Business and professional offices
- Medical or dental office
- Veterinarian
- Day care center
- Church or place of worship
- Automotive sales or lease
- Car wash (full-service and self-service)
- Banquet facilities
- Utility buildings and services
- Water supply reservoir or storage facility

## With conditions or a permit

### Permitted with conditions

- Construction contractor with machinery, equipment and material storage - screening and outdoor-storage standards apply; no rezoning

### Conditional use permit

- Telecommunication tower
- Convalescent, nursing or retirement home

## Standards and rezoning paths

### Key standards

- Maximum building size 20,000 SF
- Maximum FAR 0.55; minimum lot 20,000 SF
- Ground sign up to 175 SF per business
- Screened buffer where the site abuts residential zoning

### Planned-district rezoning required

- Mini-storage and boat/RV storage (PC or NPI)
- Apartments or townhomes (PR-2)

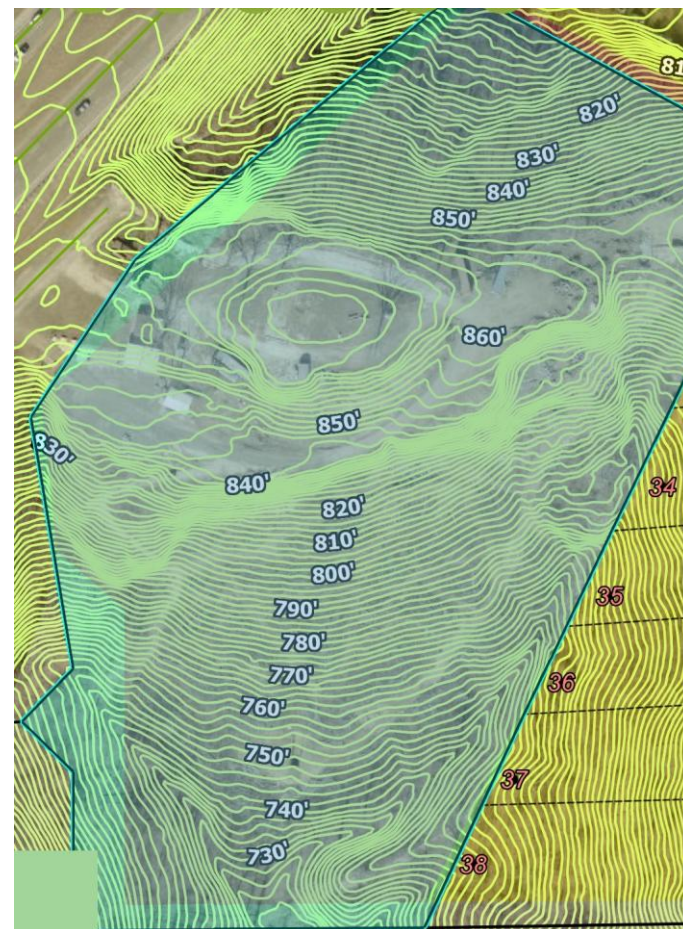
*Source: Jefferson County Unified Development Order. Buyers should confirm their specific use with the Jefferson County Planning Division.*

# Site & Topography



## The bench and the hillside

- The usable ground is the knoll along the highway: it crests at about 870 ft and holds roughly 2.3 level acres above the 850-ft contour today, at the elevation of Highway 30, with  $\pm 630$  feet of frontage along Kenridge Lane.
- Behind it the parcel steps down to about 730 ft at the south line and about 810 ft at the northeast corner - six wooded acres that screen the site from the neighbors and open a view to the southwest.
- Concrete barrier blocks, a chain-link gate and a graveled yard are already in place; an existing residence, frame garage, second one-story frame building and a shed sit on the pad.



**Parcel** 03-6.0-23.0-4-002-021 **Size** 10.67 acres (464,785 SF) **Jurisdiction** Unincorporated Jefferson County

# Engineered for Expansion



*Conceptual Grading Study. Preliminary; not for construction.*

## The pad today, and what the engineering allows

| Pad elevation                         | Level today | Engineered pad | Fill required | Net import |
|---------------------------------------|-------------|----------------|---------------|------------|
| 850 ft                                | 2.34 ac     | 3.19 ac        | 60,400 CY     | 34,000 CY  |
| 855 ft                                | 1.69 ac     | 2.74 ac        | 64,700 CY     | 45,000 CY  |
| 860 ft                                | 1.27 ac     | 2.29 ac        | 70,900 CY     | 59,300 CY  |
| 860 ft with off-site grading easement | -           | 3.7 ac         | 192,600 CY    | 133,300 CY |

Wind Engineering pad table, 3H:1V south and 2.5H:1V north slopes; volumes unadjusted for shrinkage or swell.

## What the engineering says

- Slopes: 3H:1V (south) and 2.5H:1V (north) fill slopes analyzed to a 1.5 factor of safety above the stormwater basins with keyways to rock and rock-rubble fill; no geogrid required.
- Stormwater basins at both slope toes; a stream buffer is maintained at the south line.
- Clean fill: the plan calls for 34,000 to 133,000 cubic yards of imported fill
- Refusal on limestone at 0.7 to 9 feet in all twelve test pit; no groundwater encountered
- Additional engineering work and due diligence available - contact broker.

# Access & Traffic



*Kenridge Lane (Outer 30) runs beside Highway 30 at highway grade allowing for excellent frontage visibility*



*MoDOT traffic map: Kenridge Ln is listed as "Outer 30"*

## 25,602 AADT

Highway 30 at the site, two-way, 28,380 on weekdays;  
11,252 eastbound beside the property, 14,350 westbound.

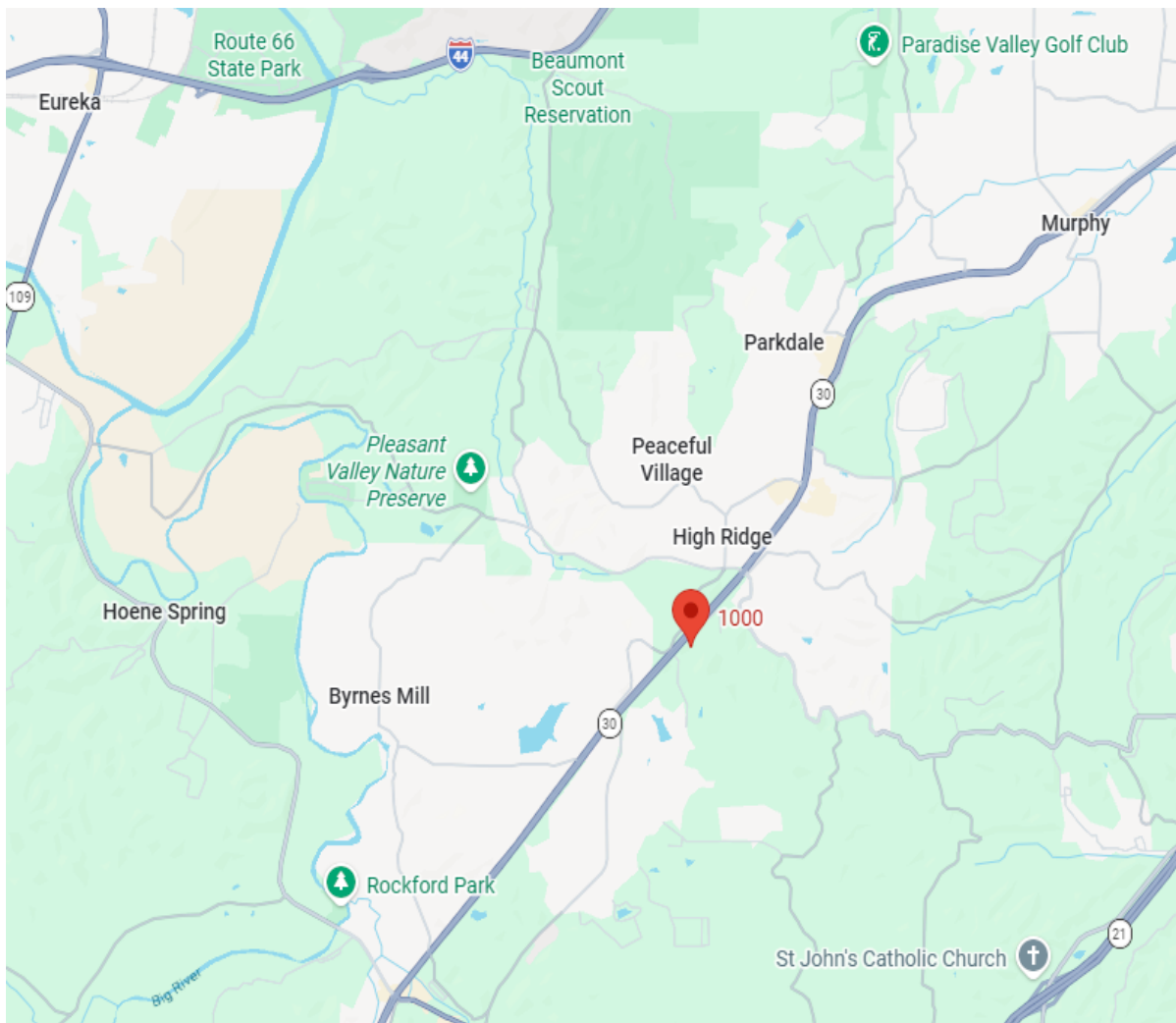
## HWY 30 Median Crossover

A median allows easy site access from both directions of  
HWY 30

## State-Maintained Outer Road

Kenridge Lane is owned, maintained and plowed by  
MoDOT. Access to the site is from the outer road - no new  
entrance on the Highway 30 mainline required.

# Location & Contact



## Bobby Kaye

Broker

Office: 314.849.5858 x107

Cell: 314.387.1355

Bobby@bahnrealty.com



## Steve Bahn

Broker / President

Office: 314.849.5858

Cell: 314.503.7601

Steve@bahnrealty.com

All information contained herein has been obtained from sources deemed reliable, but has not been independently verified. Stephen F. Bahn Commercial Real Estate Services makes no guarantee, warranty, or representation as to the accuracy or completeness of the information. Buyers should verify zoning, utilities, access, acreage and all other matters independently.

