

+/- 10.02 ACRE
PLOT OF LAND

130 N EATHERTON ROAD
CHESTERFIELD, MO 63005

CENTRALLY LOCATED IN THE
PRESTIGIOUS CHESTERFIELD
VALLEY

RESTAURANTS AND SHOPPING
MINUTES AWAY

OFFERED FOR SALE
\$982,000 (\$2.25/SF)



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VICINITY MAP

130 Eatheron is located in Chesterfield Valley near the Spirit of St. Louis Airport, St. Louis Premium Outlets, and the region's largest retail shopping center.

The property has convenient access to I-64 and with Highway 94 being nearby, this location can serve all of West County as well as St. Charles.

Over 168 restaurants are located in Chesterfield. St. Louis Premium Outlets with 90 shops are minutes away. The Chesterfield Commons Mega center, also minutes away can serve all your shopping needs plus a 14 screen mega plex

Spirit of St. Louis Airport is five minutes away. It is the largest General Aviation Airport in the FAA Central Region. It serves 150 + Businesses and has 24 Hour Customs Service. One Hundred corporate jets & four hundred other aircraft are based here.



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PROJECT DESCRIPTION

130 Eatherton Rd is a +/-10.02 acre plot of land situated in Chesterfield, Missouri in the prestigious Chesterfield Valley area. The City of Chesterfield has very strong demographics and is home to over 47,000 residents, 2,000 businesses, & 42,000 employees. The land being offered is minutes away from one of the largest retail shopping centers in the country, Chesterfield Commons, which boasts over \$1 billion in retail sales annually and is over two miles of shopping, dining, and entertainment.

The site is zoned Non-Urban and is a perfect candidate to be developed or held as an investment.

Adjoining and nearby properties are also for sale that would increase the total contiguous size to +/- 24.19 acres plus an additional +/- 10.79 acres across Northern street. Please contact listing broker for more information.

Friedman Group, Ltd. & Salient Realty Group, LLC may be able to provide build-to-suit services should that be of interest to the future buyer of the property.

PROPERTY INFORMATION

Address	130 N Eatherton Rd Chesterfield, MO 63005
Lot Square Footage	+/- 436,471 SF
Lot Acreage	+/- 10.02
Zoning	Non-Urban
Utilities to Site	Electric, Water
Taxes (2018)	\$1,705.08
Tax Locator Number	18W120044

DEMOGRAPHIC INFORMATION

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population (2019)	2,113	7,423	35,305
Median HH Income	\$200,971	\$192,749	\$146,285
Median Home Value	\$663,841	\$647,325	\$455,056
Consumer Spending/ yr (in thousands)	30,406	108,742	498,786

Information contained herein has been obtained from the owner of the property or from other sources and is subject to change without notice. The broker and owner do not guarantee the accuracy of this information. Owners and brokers make no representation as to the environmental or other conditions of the property and recommend that the purchaser/tenant investigate full. This is not a solicitation of other Broker's Listings.



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