SmartEquity

Commercial Real Estate and Property Management



FOR SALE

Land for development

3332 Patterson Rd, Florissant, MO

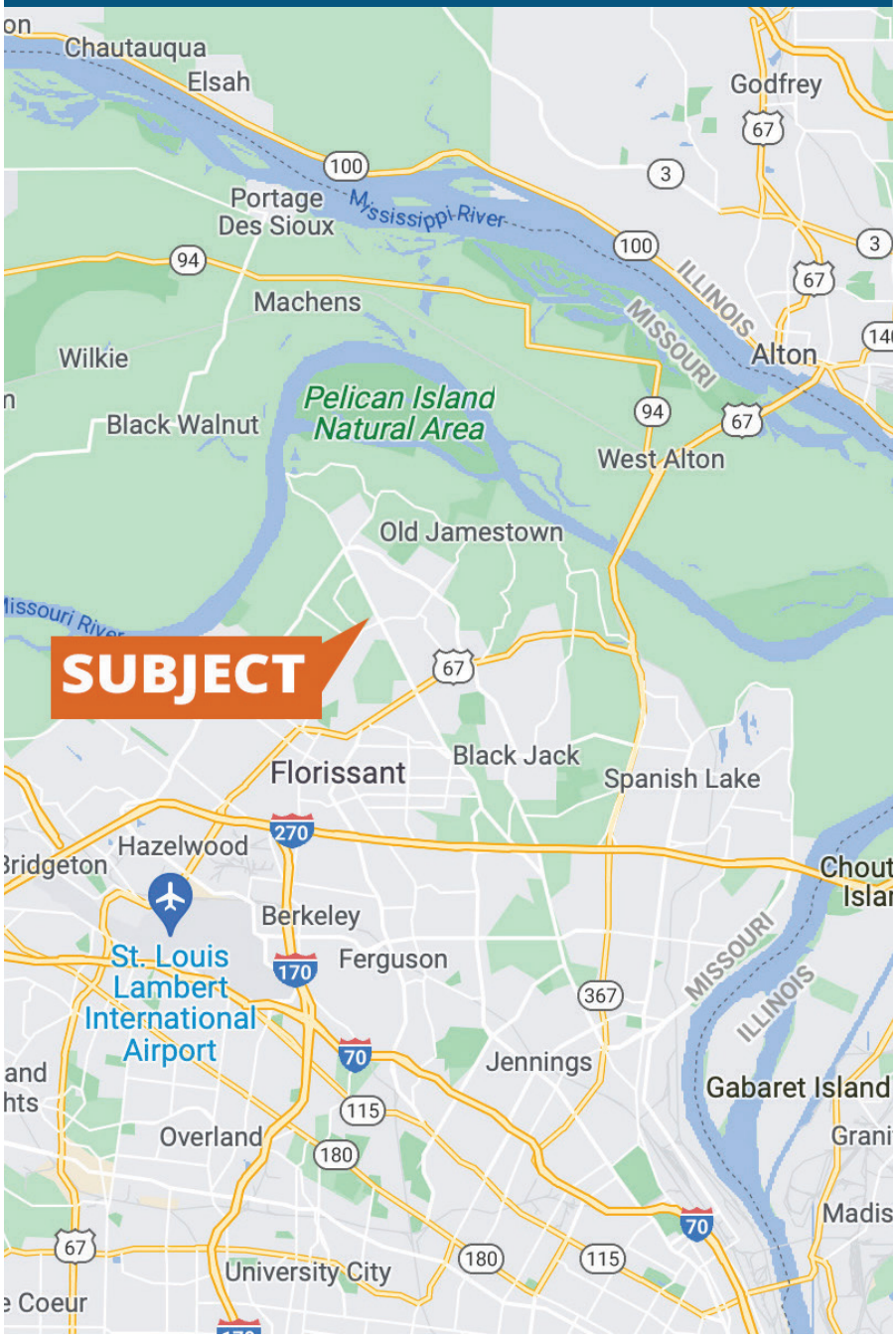
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EXECUTIVE SUMMARY

- Infill undeveloped land surrounded by dense residential neighborhoods and commercial development .
- Area retailers include Lowe's, Home Depot, Walmart, Target.
- Clean soil per U.S Army Corps of Engineers. Report available upon request.



3332 PATTERSON RD, FLORRISANT
Address

LAND
Property Type

28.59 ACRES
Size

1,245,380
Lot SF

R2 & R6
Zoning

20,300
vehicles per day on Patterson

11,194
vehicles per day on New Halls Ferry

$945,000.00
Price

THE NEIGHBORHOOD



13
Sq Miles

52,533
Total Population

1,140
Businesses

Florissant is a city in St. Louis County, Missouri, within Greater St. Louis. It is a middle-class, second-ring northern suburb of St. Louis. Based on the 2020 United States census, the city had a total population of 52,533. It is the largest city in St. Louis County. Florissant was ranked in the top 100 Best Places to Live by Money Magazine in 2012. As of the 2010 United States census, the population was just over 52,000, which made Florissant the 12th largest city in Missouri.

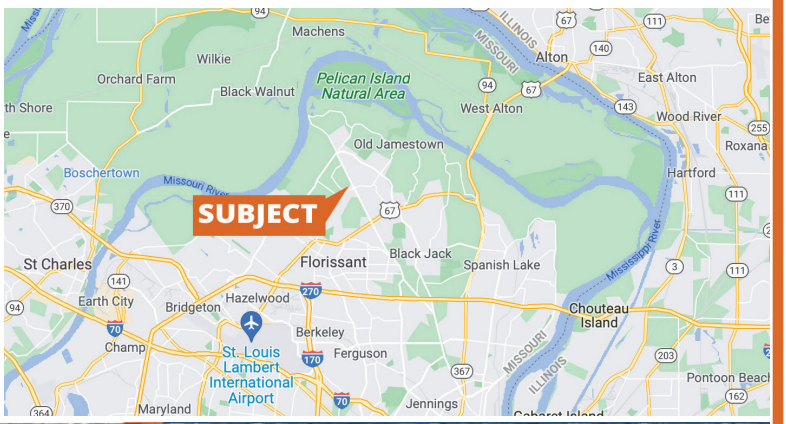


> “In 2012 CNN Money listed Florissant among the “Best 100 Places To Live” at 76th and in 2014, Florissant was voted the best city in America to retire and was also the second safest city in the state

CNNMoney

MAP


Florissant
MO


SUBJECT
Machens
Wilkie
Orchard Farm
Black Walnut
Pelican Island Natural Area
Alton
East Alton
West Alton
Wood River
Roxana
Old Jamestown
Boschertown
Hartford
St Charles
Florissant
Black Jack
Spanish Lake
Earth City
Bridgeton
Hazelwood
Chouteau Island
Berkeley
Champ
St. Louis Lambert International Airport
Ferguson
Maryland
Jennings
Pontoon Beach


RETAIL MAP
GALACTIC & CENTRAL EARLY CHILDHOOD
BROWN ELEMENTARY SCHOOL
HAZELWOOD CENTRAL HIGH SCHOOL
LITTLE STEPS PRESCHOOL
HAZELWOOD SCHOOL DISTRICT
GREENWAY CHASE DR (13,990 VPD)
VAILE AVE (13,990 VPD)
HUCK'S
Marco's Pizza
Walgreens
VANTAGE
IMO'S PIZZA
DOLLAR GENERAL
INFINITY
NAPA
PHILLIPS 66
Pizza Hut
PATTERSON RD (20,300 VPD)
NEW HALLS FERRY ROAD (11,194 VPD)
PARCEL 1
14.87 ACRES
PARCEL 3
7.62 ACRES
PARCEL 2
6.1 ACRES

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