

FOR SALE > LAND

±16 AC COMMERCIAL LAND



2075-2077 Smizer Station Rd, Valley Park, MO & 1911 Valley Park Rd, Fenton, MO



Property Features

- > ±16 AC total
 - ±10.6 AC, City of Valley Park, Zoned C-2 (permitted uses include: medical, office, retail, colleges and universities)
 - ±5.5 AC, Unincorporated St. Louis County, Zoned C-2 (permitted uses include: medical, office, colleges and universities)
- > Outstanding development opportunity
- > Excellent visibility to Interstate 44 and Highway 141
- > Great traffic counts:
 - ±62,023 VPD on Interstate 44
 - ±48,244 VPD on Highway 141
- > Easy access to Interstate 44 with proximity to Interstate 270
- > Utilities to site
- > MoDOT flyover ramp Southbound Highway 141 to Eastbound Interstate 44
- > **SALE PRICE:** \$4,100,000 (\$5.85/SF)

Contact Us

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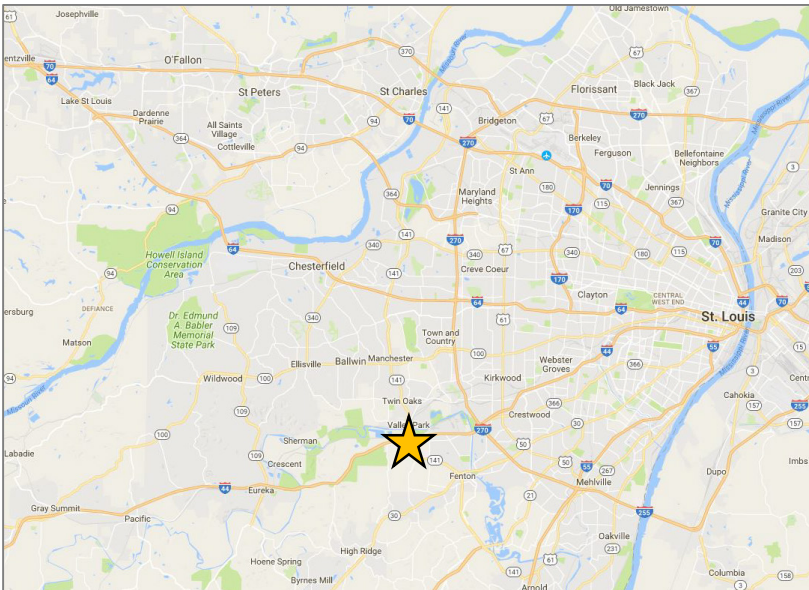
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Market Overview

Fenton/Valley Park is located approximately 20 miles southwest of downtown St. Louis. The area offers excellent access to Interstates 44, 270, 64 (Highway 40), 55 and 70. The area school systems, Rockwood and Lindbergh School Systems, have both been recognized by the State of Missouri for Distinction in Performance. Fenton/Valley Park is in close proximity to many hospitals and medical care facilities. Nearly all St. Louis Metropolitan locations are within 20 minutes.

Demographics (1-5 mile radius of I-44 & Hwy 44)

	1 Mile	3 Mile	5 Mile
Population	5,016	53,668	133,919
Households	1,959	21,137	52,506
Median Age	40.3	40.4	40.7
Avg HH Income	\$95,769	\$93,848	\$99,526
Businesses	336	1,930	5,543
Employees	5,788	43,549	86,294



Fenton/Valley Park Major Corporations

