



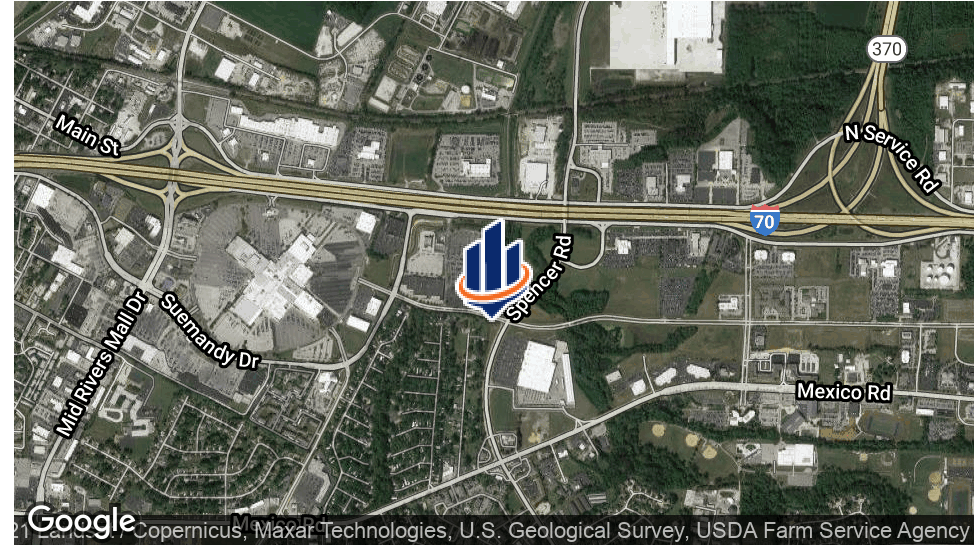
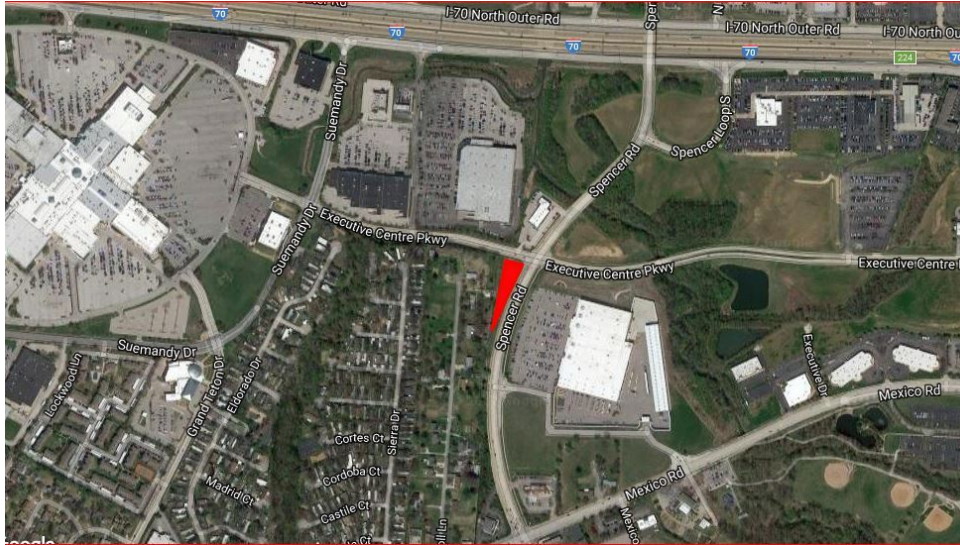
LOT 5B SW CORNER SPENCER RD & EXECUTIVE CENTER PARKWAY

LOT 5 B SW CORNER SPENCER RD
& EXECUTIVE CENTER PARKWAY
SAINT PETERS, MO 63376

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Property Summary



OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	1.36 Acres
Price / Acre:	\$441,176
APN:	2-0110-7903-00-005B.0000000

PROPERTY HIGHLIGHTS

- 1.36 Acres +/-
- Located at Signalized Intersection
- Zoned SD-RC
- Level Developed Building Lot

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,696	20,752	53,951
Total Population	6,598	54,506	142,469
Average HH Income	\$67,053	\$76,672	\$80,379

Property Description



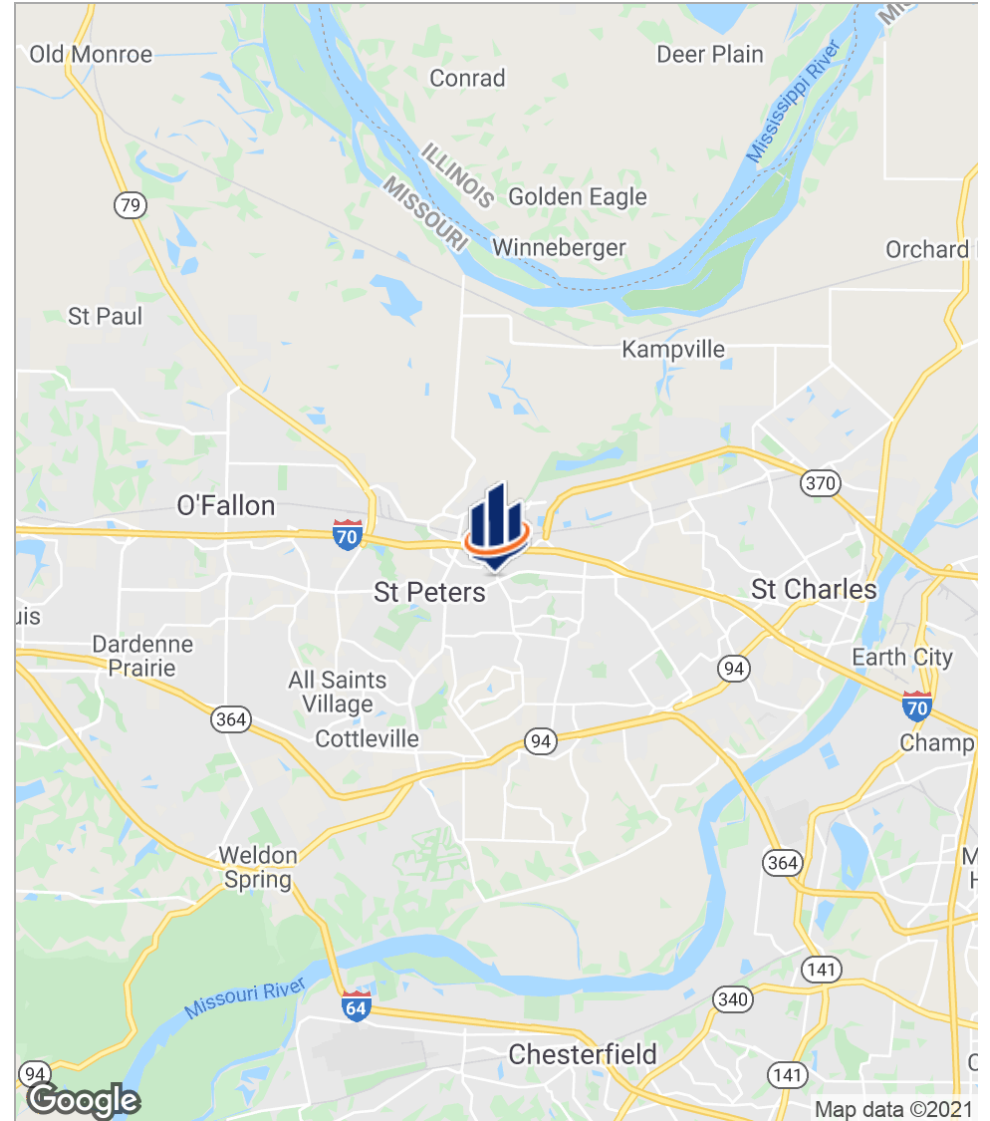
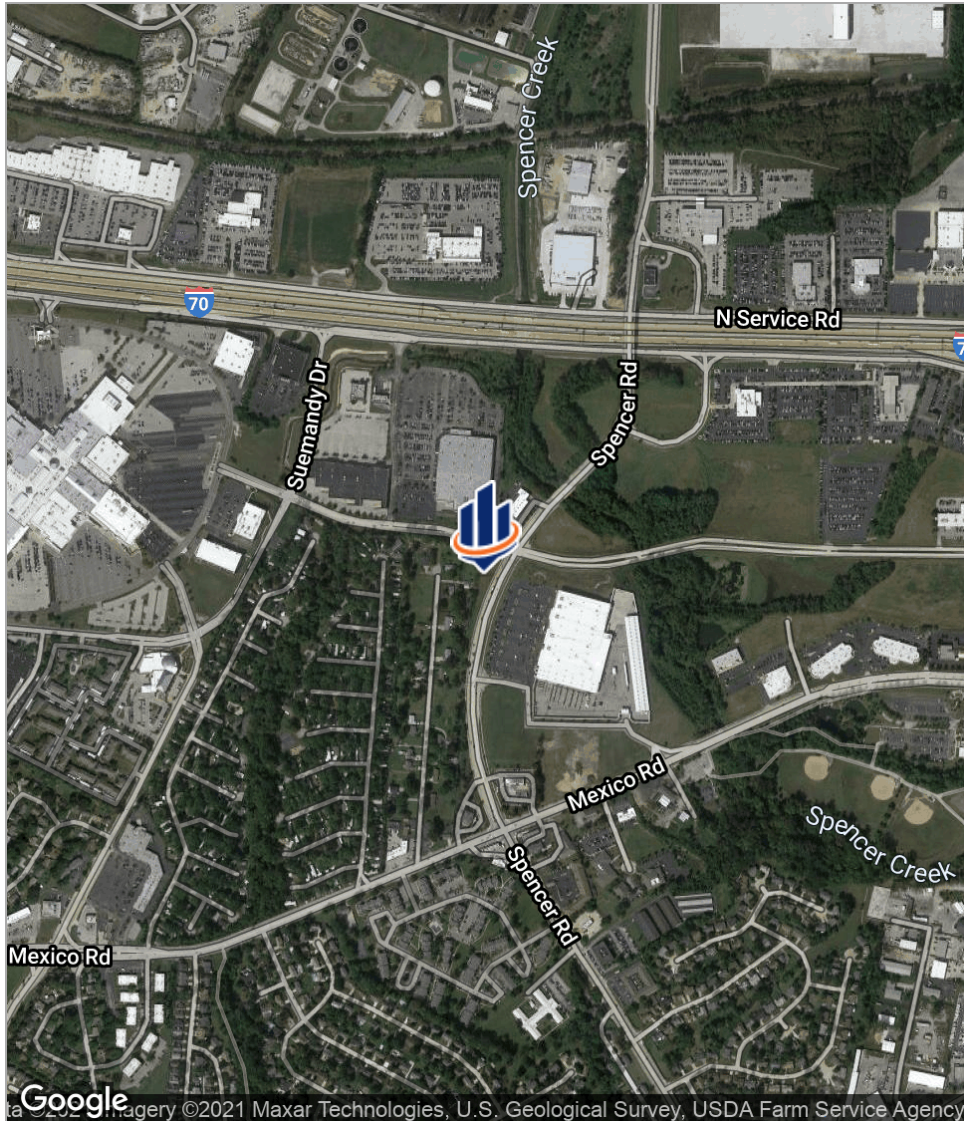
PROPERTY OVERVIEW

SVN | Holman Norden is pleased to present 1.36-acre parcel located at the SW Corner of the signalized intersection of Spencer Road and Executive Centre Parkway in St. Peters MO across from the St. Peters Menards Super Store. St. Peters is a young, vibrant, forwarding thinking, community that is continually growing to improve both residential and business environments. Near to this site are 2 high schools, 3 new luxury apartment complexes [800+ units], Barnes Jewish Hospital, a university styled Recreational Facility [Rec-Plex] St. Peters City Hall and public parks. This area is also teaming with Office/Medical uses as well as many national retailers near Mid Rivers Mall the areas Regional indoor mall. Access is quick and easy with two Interstates, 70 and 370, via updated interchanges. Customers are then connected by Mexico Road, Spencer Road, and Veterans Memorial Parkway as main artery thoroughfares. With traffic counts high, good access, a friendly and safe surrounding, and a development friendly city, what more could a retail tenant ask for?

LOCATION OVERVIEW

SVN | Holman Norden is representing multiple Retail Development parcels in St. Peters Missouri. These parcels are well located at signalized intersections with high traffic flows on main arteries. Most of these sites offer off site detention, utilities located at the site, and preliminary grading is complete on most sites. The owner/developer will consider ground lease or build-to-suit for credit tenants. The sites are all located within approximately $\frac{3}{4}$ of a mile of St Peters City Campus. The city campus offers a large and popular park complex along with the Rec Plex indoor community center. The area has a strong mix of Medical and Professional Office, Education, Retail and City/Public Service.

Location Maps

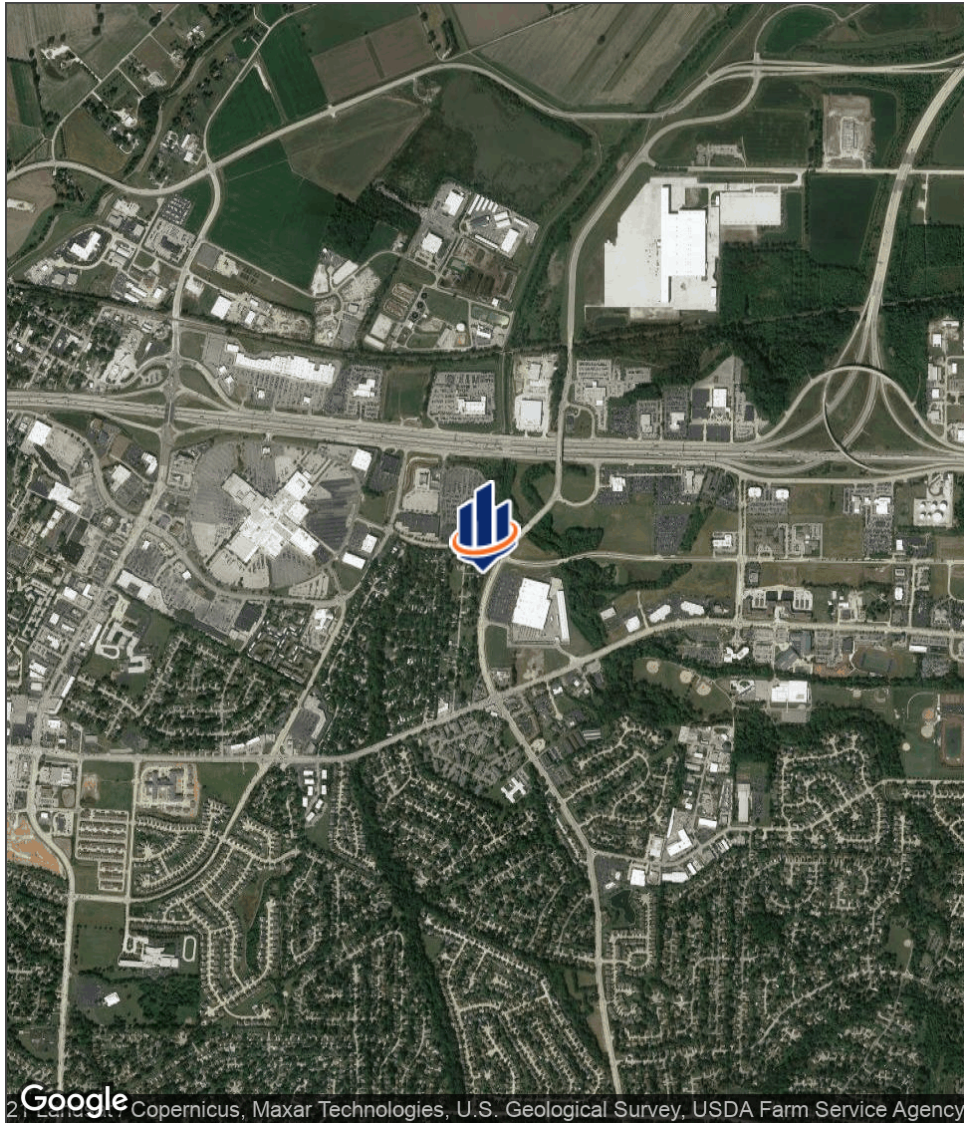


Retailer Map

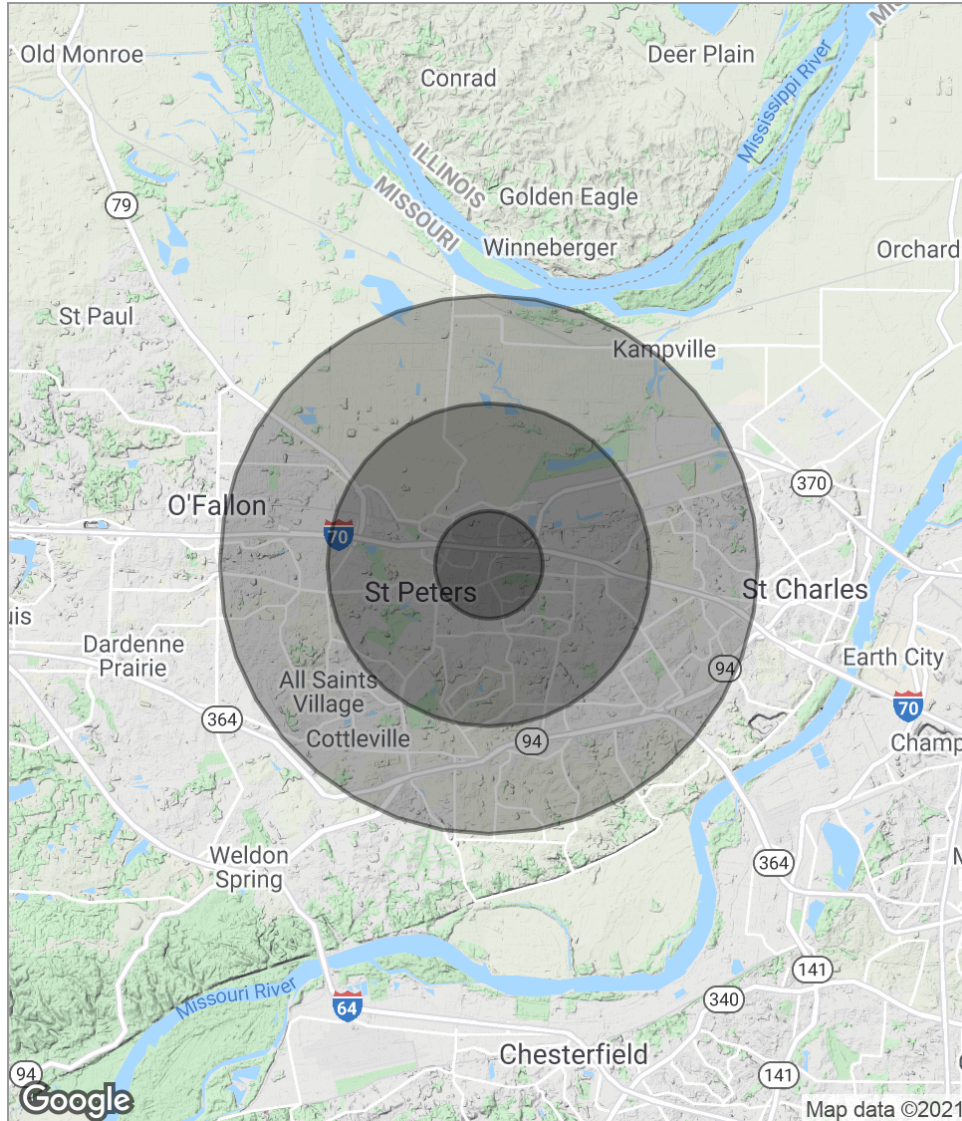


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Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,598	54,506	142,469
Median age	39.0	37.8	36.9
Median age [Male]	37.4	35.9	35.4
Median age [Female]	40.4	39.5	38.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,696	20,752	53,951
# of persons per HH	2.4	2.6	2.6
Average HH income	\$67,053	\$76,672	\$80,379
Average house value	\$182,174	\$186,734	\$196,323

* Demographic data derived from 2010 US Census

SVN Real Estate Team

MEET THE TEAM

Biography



Will Holman
Managing Director

Prior to forming SVN® | Holman Norden [SVN | HN], Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars [\$1,600,000,000] in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

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Addison Lijewski
Associate Advisor

At SVN Holman Norden, Addison specializes in Triple Net Investment properties. Addison currently serves in the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Norden, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including a 6-month internship in Commercial Lending. Addison was also fortunate to complete a 6-month internship with a commercial broker in the Columbia, Missouri area which exposed her to the Commercial Real Estate industry. Addison is excited to apply this previous experience to her career with SVN Holman Norden and enjoys working with a great team to help her excel in this industry.

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Disclaimer

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.