

SELLER FINANCING AVAILABLE AS LOW AS 6%!

River Valley Drive

SITE

Westport Commerce Center

15722 & 15723 RIVER VALLEY DRIVE

MARYLAND HEIGHTS, MO 63043

UP TO 15.7 ACRES PRIME DEVELOPMENT LAND



**CUSHMAN &
WAKEFIELD**

Keith Ziercher, CCIM

Director

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PROPERTY HIGHLIGHTS



PROXIMITY TO THE INTERSECTION OF HWY 141 & HWY 364



TOTAL SIZE

15.7 Acres (Can Be Divided)



NU - NON URBAN

Zoning (*Non-ag Use Will Require Rezoning*)



ALL UTILITIES

At or Near Site



500 YEAR

Flood Level Protected

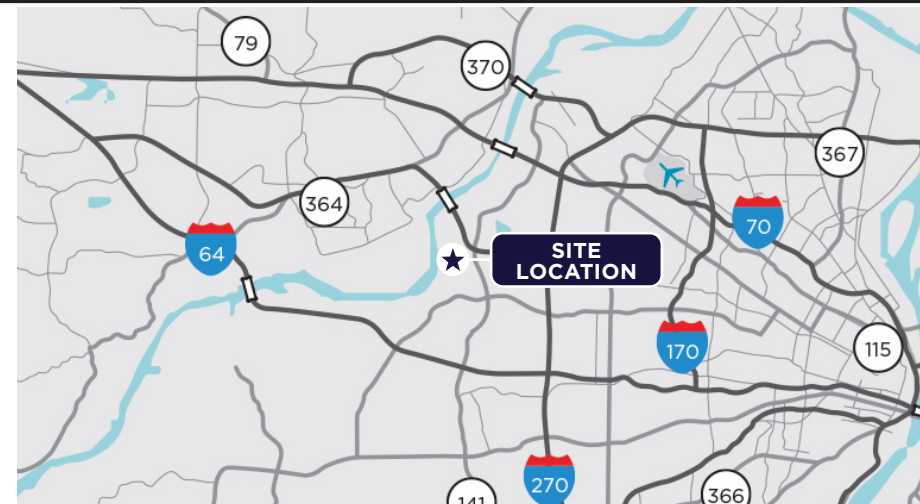


ASKING SALE PRICES

15.7 ACRES - \$1,799,000 (\$2.63/SF)

12.2 ACRES - \$1,461,000 (\$2.75/SF)

3.5 ACRES - \$609,840 (\$4.00/SF)



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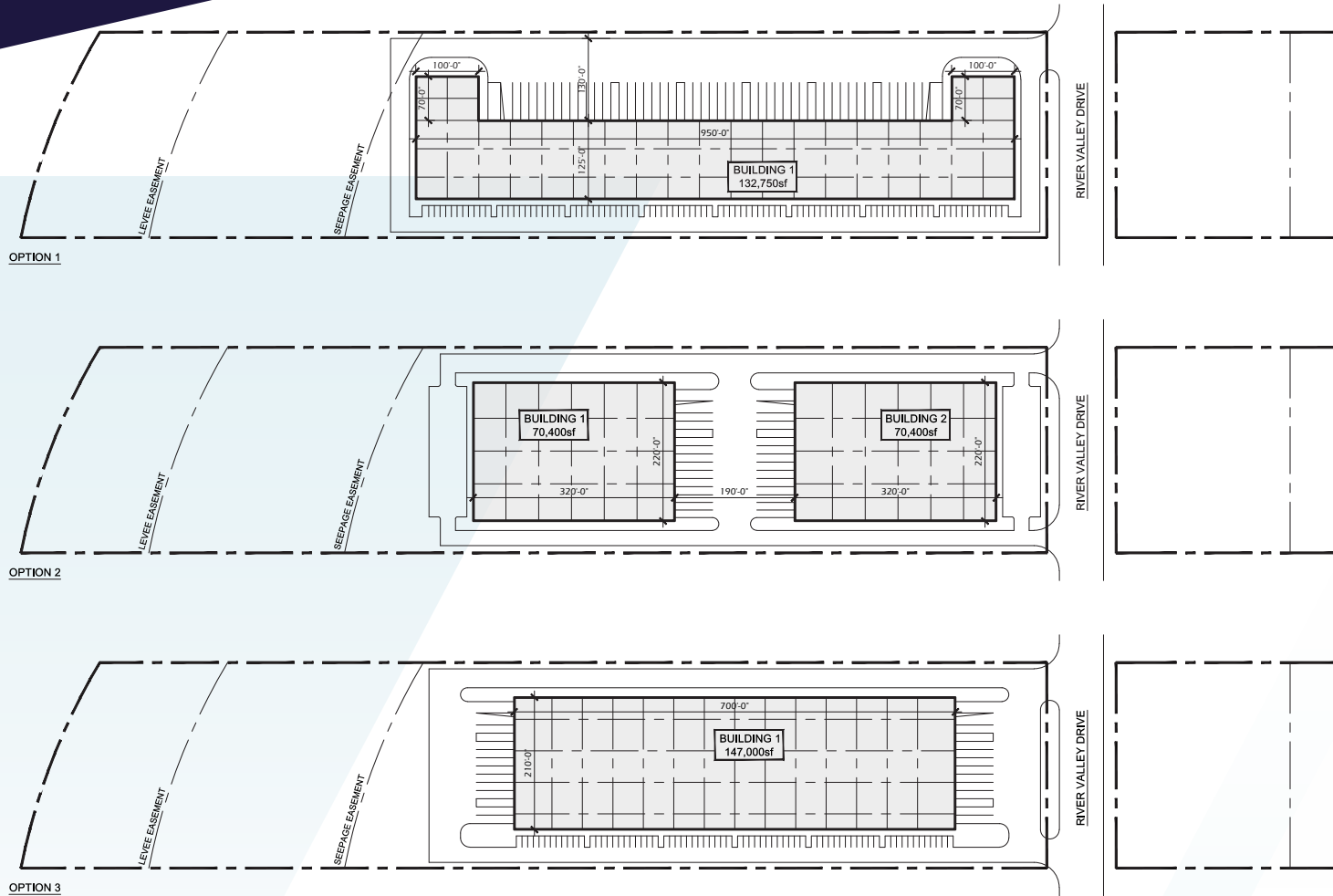
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15722 & 15723

RIVER VALLEY DRIVE

CONCEPTUAL PLANS



River Valley Dr.
Maryland Heights, Missouri

Prelim. Site Plan

05.30.2023

SCALE: 1" = 150' (11x17)

GAP0211



A1

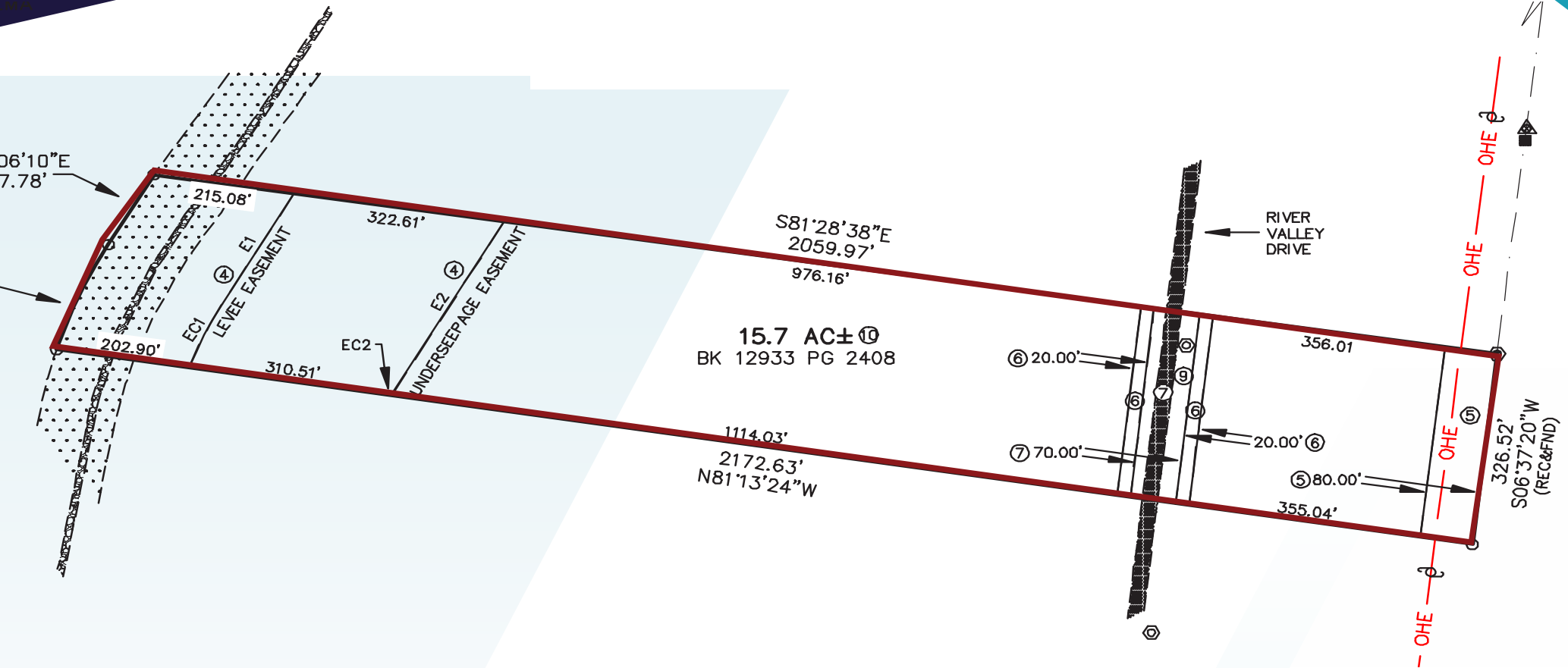
ARCO

GMA
ARCHITECTS

15722 & 15723
RIVER VALLEY DRIVE

**CUSHMAN &
WAKEFIELD**

SURVEY



15722 & 15723
RIVER VALLEY DRIVE



AREA DEVELOPMENTS

15722 & 15723 RIVER VALLEY DRIVE



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