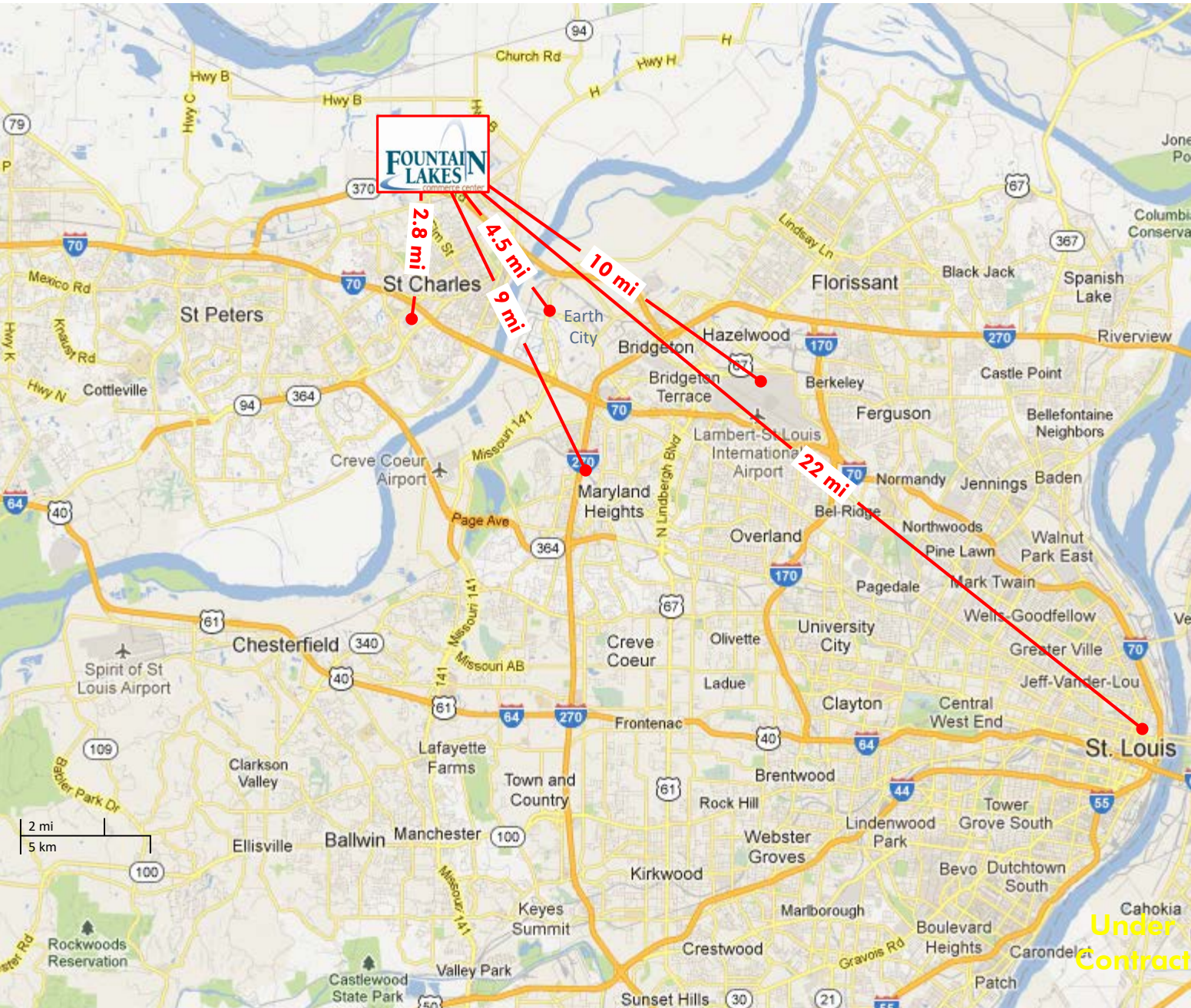


LAND FOR SALE OR BUILD-TO-SUIT
FOUNTAIN LAKES COMMERCE CENTER
 HIGHWAY 370 & ELM, ST. CHARLES, MO



Locator Map



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE OR BUILD-TO-SUIT
FOUNTAIN LAKES COMMERCE CENTER
 HIGHWAY 370 & ELM, ST. CHARLES, MO

2.51 - 16.67 Acres Sites - 39.87 Acres Total



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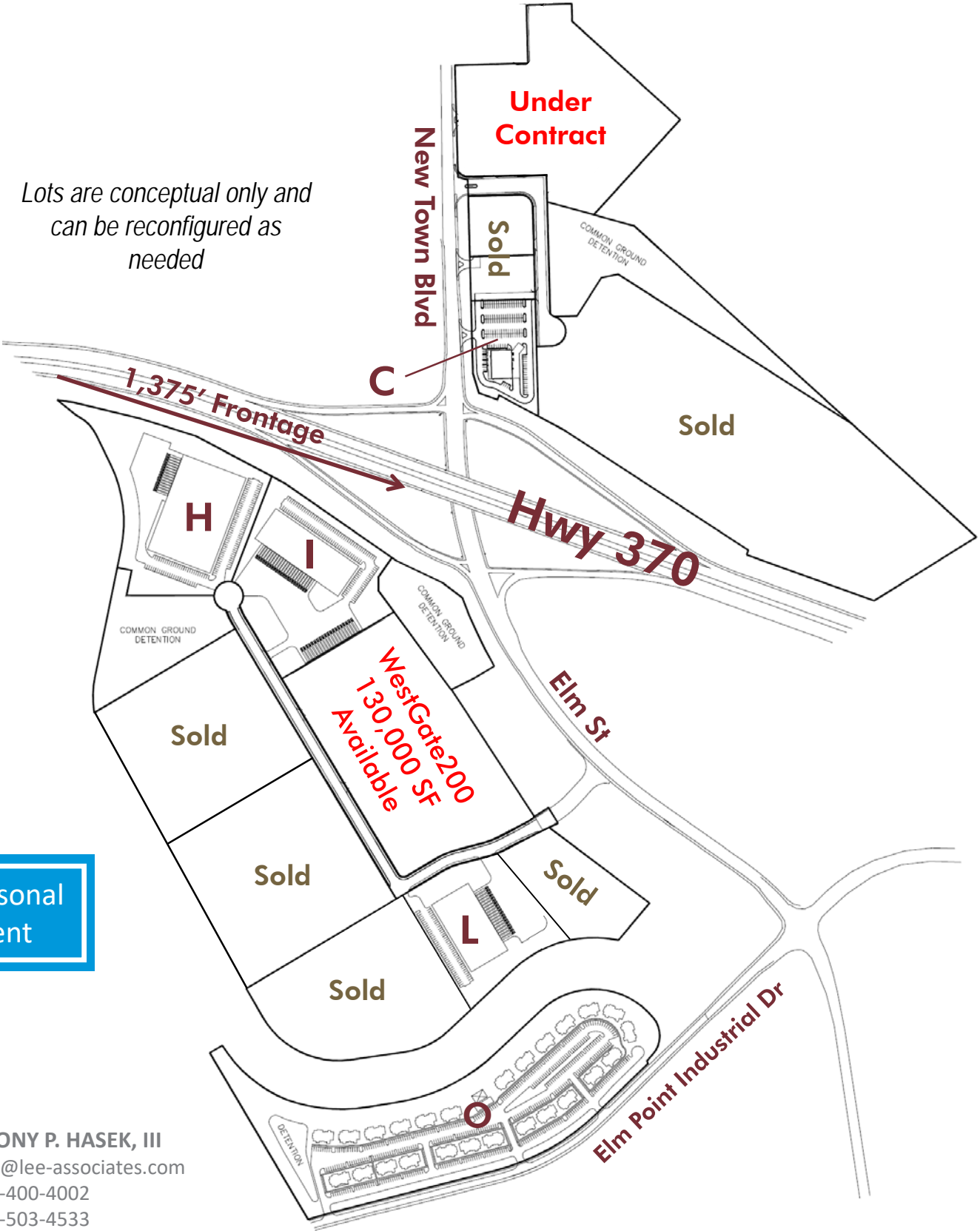


Conceptual Lot Plan/Pricing

Lot	Acres	Use	Possible Bldg Size	Pricing
C	2.51	Retail/Hotel/Office	10,100 SF	\$15.00
H	8.50	Industrial	115,000 SF	\$3.50
I	7.44	Industrial	62,250 SF	\$3.50
L	4.75	Industrial	56,000 SF	\$3.75
O	16.67*	Multi-Family/Office/ Senior Housing	25 Buildings	\$4.00

* Lot is Divisible

Lots are conceptual only and
can be reconfigured as
needed



Key Features

- Sites for Sale or Build-to-Suit from 2.51 to 16.67 Acres
- 39.87 Acres Remaining in an Established Master Planned Business Park
- Industrial, Office and Retail Zoning
- 10 Year Real Estate and Personal Property Tax Abatement Approved by the City of St. Charles
- All Sites Have Been Elevated Above FEMA's 500-Year Flood Elevation Level
- Rough Grading and Utilities to Site
- Park Amenities Including Restaurants, Hotels, Daycares, Banks and Shopping
- AT&T Fiber Lines are Installed Throughout the Business Park. Fountain Lakes is an AT&T Fiber Park.
- Redundant Power Available
- Direct and Easy Access to I-370

Demographics

	1 Mile
Population	6,403
Daytime Population	1,837
Avg. Household Income	\$109,355
	3 Mile
Population	54,741
Daytime Population	20,985
Avg. Household Income	\$68,496
	5 Mile
Population	111,632
Daytime Population	61,921
Avg. Household Income	\$72,728

Daily Vehicle Count

I-370 & Elm St / New Town Blvd	52,684
Elm St & Elm Point Industrial Dr	31,749

10 YEAR

50% Real Estate and Personal
Property Tax Abatement