

FOR SALE OR LEASE

2 TO 2.5 ACRES LAND

3660 S. LINDBERGH
ST. LOUIS, MO 63127

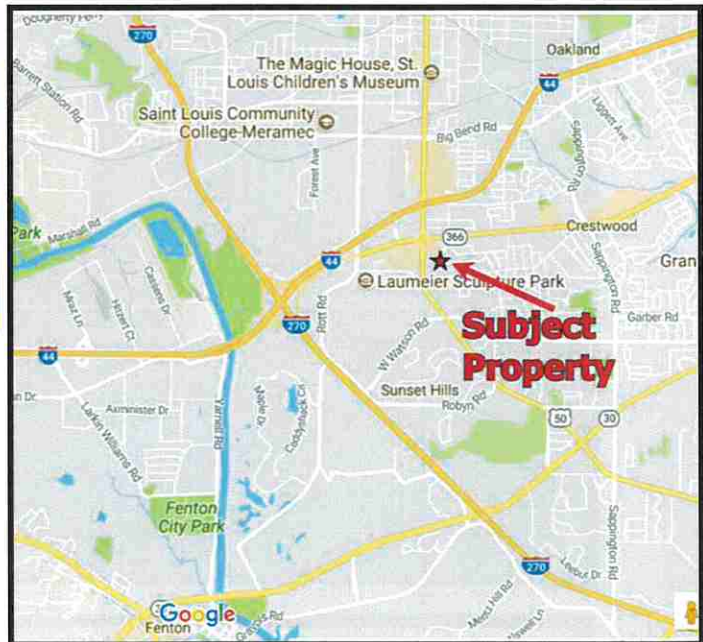


- EASY ACCESS TO I-44 AND I-270
- MAJOR RETAILERS (TRAFFIC GENERATORS) NEARBY
- HIGH-INCOME AREA
- CREATIVE OWNERSHIP OPPORTUNITIES AND FLEXIBLE TRANSACTION STRUCTURE

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ADDRESS AND MUNICIPALITY: 3660 S. Lindbergh, Sunset Hills, MO 63127

DIRECTIONS: From I-44, exit south on S. Lindbergh Blvd. Subject Property is on the left one block south of Watson Rd.

LOT AREA AND DIMENSIONS: Approximately 2 acres; irregular dimensions, see survey

TOPOGRAPHY: Relatively flat. According to MSD Topo Map 25M, there is a 12' fall front to back in a distance of 600' which is a 2.0% slope (Buyer to verify).

DESCRIPTION OF IMPROVEMENTS: Subject Property, which is part of a 4.43-acre parcel, is currently improved with a multi-story hotel. Subject Property is being offered for value of the land.

UTILITIES: Subject property is served by the following utilities:

Gas: According to Laclede Gas map 154-64, subject property is served by an 8" gas line running north-south along the east side of the right of way along S. Lindbergh Blvd.

Electric: Served by Ameren UE

Water: According to maps provided by American Water, subject property has an 8" water main in the south west corner. Another 16" water main runs north-south along subject property on the east side subject property. Both water lines are on the east side of the right of way running along S. Lindbergh Blvd. Both are indicated to be made of Ductile Iron.

Sewer: According to MSD map M25, subject property is served by an 8" sanitary sewer system. Sewage flows west to east along the south side of subject property; then it cuts north-south along subject property and exits at the Northeast corner. There is a third 8" sanitary sewer that runs east-west along the northern border of subject property, exiting subject property at the same location. There are 3 manholes.

Storm Sewer: According to MSD map M25, there are 9 catch basins serving subject property. Storm pipes of varying size run east-west along the borders of subject property. Storm water exits subject property via an 18" main in the Northeast Corner.

Information herein was obtained from reliable sources. However, neither owner nor broker warrants said information. Buyer should employ a civil engineer to verify.

TAX RATE FOR YEAR 2016: According to St. Louis County Assessor's Office web site, the tax rate for 2018 is 8.2116% plus a commercial surcharge of \$1.70 per \$100.

ZONING AND PERMITTED USES: According to Sunset Hills Zoning Ordinance on line, Subject is zoned C-1 by the City of Sunset Hills. Permitted uses include: retail, office, medical office and dental office, and restaurant. A Conditional Use Permit is required for a hotel.

DEMOGRAPHICS: According to ESRI 2017

	<i>One Mile</i>	<i>Three Mile</i>	<i>Five Miles</i>
Population	6,436	60,617	190,105
Households	2,507	25,431	79,568
Average Household Income	\$112,071	\$110,097	\$105,777

TRAFFIC COUNT: According to ESRI traffic map 2017, there are approximately 20,685 VPD on S. Lindbergh south of Subject Property and approximately 28,615 VPD north of Subject Property.

AVAILABLE DOCUMENTS: Legal description, survey, flood plain map, utility maps and complete demographic report are available from the listing agent.

REMARKS: Convenient South County location with access to two major highways. Nearby traffic-generators include Old Navy, Marshall's, Helen Fitzgerald's, Home Depot, Steinmart and Toys R' Us. Owner will consider both sale and ground lease transactions.

POSSESSION: Negotiable

FLOOD PLAIN: According to FEMA map 29189C0317K dated 2/4/15 provided by FloodSource Corporation and printed from www.interflood.com, all or part of subject property is located in Zone X. Neither Owner nor Lechner Realty Group, Inc. make any representations as to whether or not any portion or all of subject property is in a flood plain, nor do they make any representations as to the accuracy of flood maps including FEMA maps. The Buyer should hire a civil engineer during its due diligence period to determine what portion, if any, is located in flood plain.

PRICE: Sale: \$22.96/SF Lease: \$70,000/Acre/Year

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Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser. LINDBERGH3660S.OUTSIDE/111618



Orange area denotes area "For Lease"; Yellow area denotes undisturbed cross access; Blue area denotes optional lot available only if Orange is purchased at \$28/SF or leased for 99 years.

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