



SCOUT

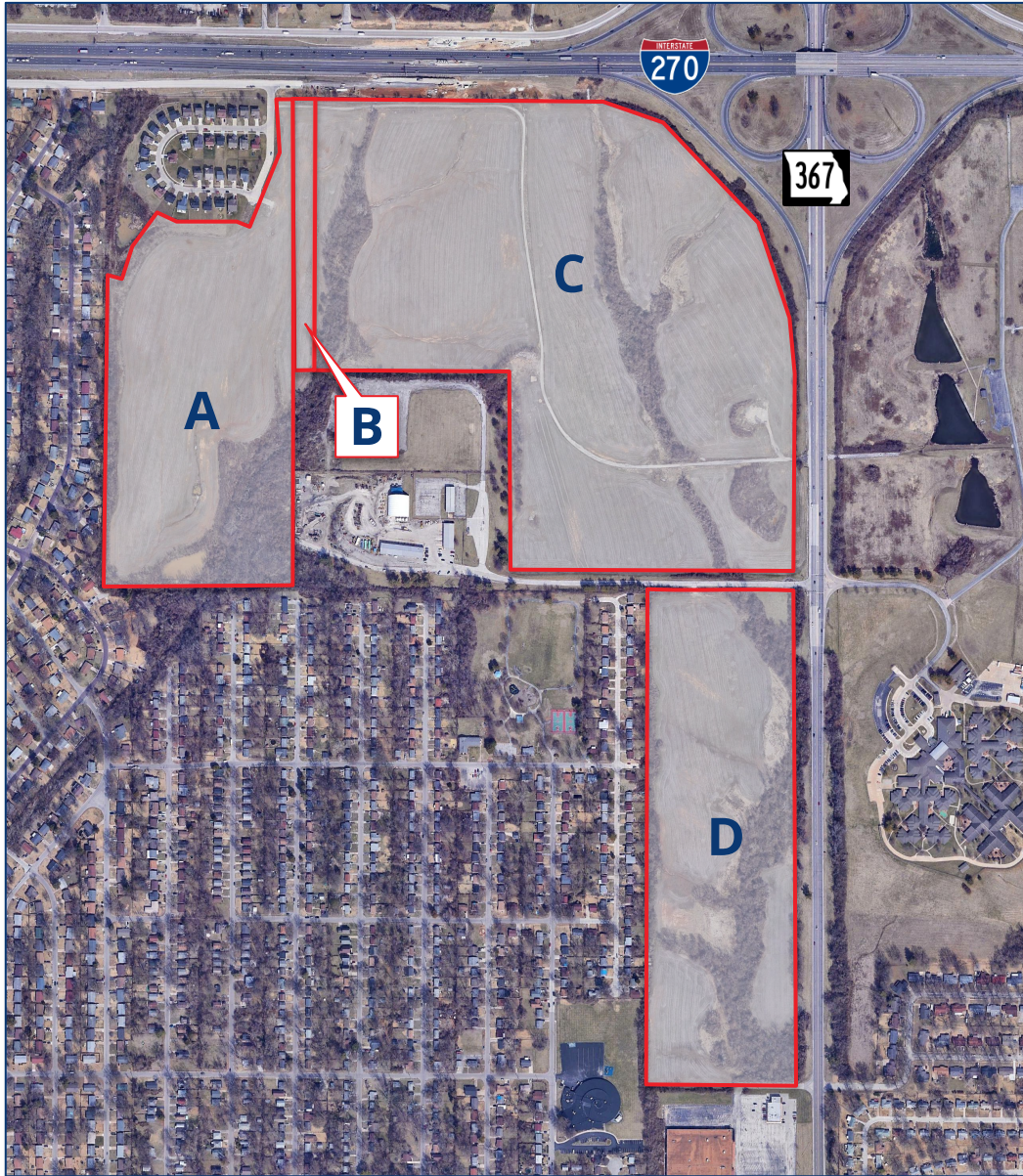
REALTY
GROUP

173 ACRES FOR SALE

I-270 & HWY. 367

BELLEFONTAINE NEIGHBORS, MO 63136

BELLEFONTAINE NEIGHBORS



LAND FOR SALE

Current Parcel Information

A	2400 Pershall Rd.	37.42 acres
B	10746 Keelboat Cir. #A	3 acres
C	10669 Lewis & Clark Blvd.	93.43 acres
D	10455 Lewis & Clark Blvd.	39.48 acres
May not be subdivided		

▲ Huge Development Opportunity at the Last Major Intersection in Missouri (on 270)

▲ Excellent Visibility & Easy Access

95,000 VPD on I-270

25,000 VPD on Hwy. 367

\$3,000,000 (\$0.39 / SF)

	3 MILES	5 MIN.	10 MIN.
2021 TOTAL POP	94,892	49,578	153,039
2021 LABOR POP	73,947	38,980	120,152

SCOUT | **REALTY GROUP**

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