OUTLOT AVAILABLE 44 WEST LUXURY LIVING 944 Meramec Station Rd. Valley Park, MO 63088

44

141

SCOUT

REALTY

GROUP

### 44 West Luxury Living



	1 MILE	5 MILES	<b>10 MINUTE</b>
2023 TOTAL POP	5,113	132,710	81,305
2023 MED HH/\$	\$115,341	\$106,675	\$99,228

13100 Manchester Rd. Ste. 235

314.394.2022 | scoutrg.com

St. Louis, MO 63131

REALTY GROUP

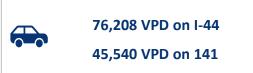
SCOUT

#### **OUTLOT AVAILABLE**

# 944 Meramec Station Rd. Valley Park, MO 63088

- 1-acre outlot
- A New Apartment Development
- ▲ 204 Luxury Apartments
- A Tax Abatement Available
- A No Detention Required
- A Close Proximity to 141 & 44
- Adjacent to new subdivision development
- Strong day-time & lunch traffic

### \$750,000

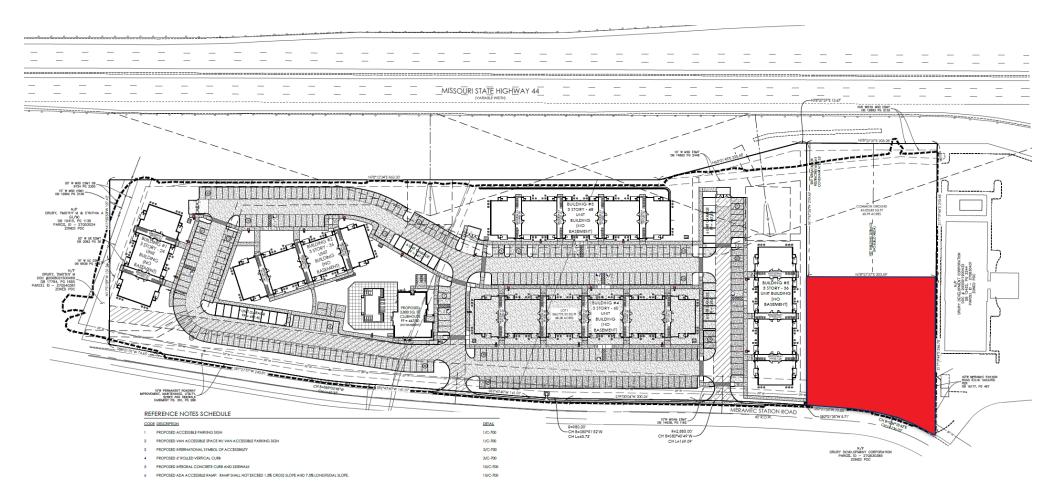


#### Adam Glosier aglosier@scoutrg.com 314.598.2357

The information herein has been obtained from the owner/landlord of the subject property or other sources that Scout Realty Group deems reliable. The information is not warranted and is subject to change without notice. Owner/landlord and Scout Realty Group make no representations as to the environmental condition of the property and recommend tenant perform an independent investigation.

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