

LAND FOR SALE | ±28.5 ACRES

SCOUT | REALTY
GROUP

Calvary Subdivision – Lot 2

**3998 Mid Rivers Mall Dr.
Cottleville, MO 63376**

3998 Mid Rivers Mall Dr. Cottleville, MO 63376

PROPERTY DESCRIPTION

- ▲ ±28.5 acres for sale – proposed Lot 2, Calvary Subdivision
 - ▲ Part of parcel 3-0006-S001-00-0007.2000000; final boundary by survey
 - ▲ ±885 ft. of frontage on Mid Rivers Mall Dr.
 - ▲ Zoned R-1A Single-Family Residential, City of Cottleville
 - ▲ Roughly half the site lies in the Dardenne Creek floodway
 - ▲ Currently recreational fields, pavilions and walking trail
 - ▲ All public utilities available
 - ▲ Francis Howell School District
 - ▲ Adjacent to Calvary Church; minutes to I-70 and Hwy. 364
- 25,667 VPD on Mid Rivers Mall Dr.

Sale Price: \$2,000,000

DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	6,897	83,039	182,479
MED HH INCOME	\$106,461	\$108,115	\$115,195



site plan



MID RIVERS MALL DR.

DARDENNE CREEK

USABLE
±14.6 AC

FEMA FLOODWAY
±14.0 AC

CALVARY CHURCH

NWI WETLAND ±0.2 AC

SITE ANALYSIS

Listing

±28.5 AC

Usable (outside floodway)

±14.6 AC

FEMA floodway

±14.0 AC

Wetland (NWI)

±0.2 AC

Existing grade

~el. 460

Above 500-yr flood

el. 471

FILL TO RAISE USABLE AREA
TO EL. 471

±243,000 CY

On-site material: a lake in the floodway yields roughly 1,300 CY of compacted fill per acre-foot. An ±8.6-acre lake at 18 ft average depth supplies ±200,000 CY; at ±22 ft it covers the full ±243,000 CY.

Planning-level estimates only, not an engineered quantity or survey. Floodway: FEMA NFHL, panel 29183C0244G. Grades: Excelsior preliminary plat (7/28/2025). Wetland: USFWS NWI. Lake yield assumes 20% shrink; depth subject to geotechnical review and floodplain permitting.

SCOUT

**REALTY
GROUP**

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

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.

market aerial

161,853 VPD



SITE

MID RIVERS MALL DR.



75,351 VPD



SCOUT

REALTY
GROUP

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

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.

photos



SCOUT

**REALTY
GROUP**

13100 Manchester Rd. Ste. 235
St. Louis, MO 63131
314.394.2022 | scoutrg.com

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.

Adam Glosier
aglosier@scoutrg.com
314.598.2357