



**Development Opportunity**  
**9984-9992 Lin Ferry Rd**  
**Saint Louis, MO 63123**



**CALL TODAY**  
**FOR MORE INFORMATION**

**PROPERTY DETAILS**

Possible development/Investment opportunity on 1.31 Acres located off Tesson Ferry with prime road frontage one block from Lindbergh Blvd, HUGE traffic counts and is one of the most traveled intersections in St. Louis County!

**CALL FOR PRICING**



# Prime Development Opportunity!

## Property Details

- 1.31 Acres for development or possible owner user
- Ideal access at very busy intersections in St. Louis county
- Near hundreds of businesses
- 2 Buildings on property
- 2,948 Sq Ft. Restaurant, 3,272 Sq Ft. Storage/Garages.
- Taxes \$21,594 (2020)
- Great visibility from Tesson Ferry
- Zoning C-3
- 1 block from Lindbergh and Tesson Ferry intersection
- Over 30,000 VPD on Lindbergh and Tesson Ferry.
- 60,000 VPD on Route 364
- Thousands of residential homes just minutes away





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## Demographics

<b>Radius</b>	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
<b>Population</b>			
2021 Population	35,655	217,956	695,359
<b>Households</b>			
2021 Households	15,793	94,474	296,197
<b>Housing</b>			
Median Home Value	\$226,427	\$206,136	\$226,874
<b>Household Income</b>			
Avg Household Income	\$89,536	\$91,310	\$97,217
Median Household Income	\$70,964	\$70,123	\$71,575