

For sale

Redevelopment Opportunity

520 S. Highway Drive, Fenton, MO 63026



Property highlights



2.78-acre development site



Parcel ID: 260220394



Zoning: BP-3 (Business Park District)



High visibility and access along I-44

- 238 feet of frontage on I-44

- 218 feet of frontage on Rudder Road



100,000 VPD on I-44



Rare development opportunity in Fenton, MO



All utilities to site



2025 RE taxes: \$42,218.25



Sale price: \$2,200,000



Permitted uses (X) in BP-3

- Automotive customizing shop
- Day care facility
- Financial institution
- Fitness instruction studio
- General service contractor
- Government administrative building
- Industrial, light
- Medical office
- Office, general
- Research center
- Restaurant
- Retail store, medium
- Retail store, small
- Service center, customer
- Service center, repair
- Warehouse
- Warehouse showroom sales
- Wholesale establishment

Special use permit required (S) in BP-3

- Automobile/commercial motor vehicle service facility
- Automotive sales, used (limited — excludes incidental outdoor display/parking or indoor servicing)
- Church
- Construction equipment dealer
- Distillery
- Emergency service facility
- Marijuana testing facility
- Medical facility
- Public utility facility
- Recreation facility, indoor limited
- Retail store, large
- Self-storage facility
- Vocational and technical school

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