

CITY OF ST. ROBERT

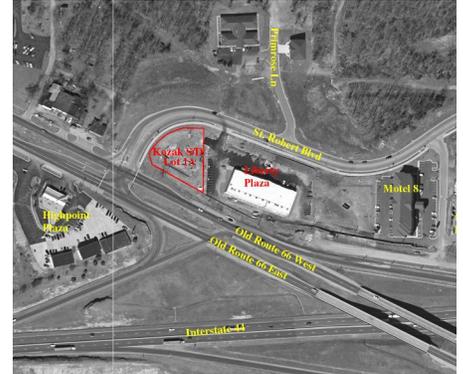
Mayor: George Sanders
City Administrator: Norman Herren
Director of Public Works: Lyle Thomas
Land Use Administrator: Alan Clark



Property: Kozak Subdivision Lot 1A

Property Location: 316 St. Robert Blvd.

Property Description: Kozak Subdivision Lot 1A is located in St. Robert, Missouri directly off U.S. Interstate 44 at Exit 159. This is an undeveloped 0.75 acre “pad ready” commercial site that has all public utilities available, and fronts a major collector street with pedestrian/bicycle trail. This lot is adjacent to the new Liberty Plaza retail center and is within in 1 mile of all major commercial businesses in the city’s major expansion commercial district. This property is conveniently located 7 miles northwest of the Ft. Leonard Wood main gate on St. Robert Blvd, 1/8 mile north of U.S. Interstate 44 Exit 159 and 200 feet from Old Route 66.



Parcel Details:

Flood Zone Designation: Zone C	FIRM Panel: 2908260090C
Current Use: Undeveloped	Zoning: Commercial C-2
Gross Area: 0.75 acre m/1	Year Platted: 2005
Design Use: Undeveloped	Variances Granted: None
Able to Subdivide: No	Sale Price:
Soil Type: Clay Loam	Covenants: Yes

Transportation Details:

Nearest Interstate: Interstate I-44	Distance: 800 feet
Nearest Arterial Street: Old Route 66	Distance: 200 feet
Nearest Intersection: I-44 Exit 159	Distance: 1/8 mile
Average Annual Daily Traffic: 6,353	Count Year: Fall 2007
Nearest Airport: 17 miles	Nearest Railroad: 16 miles

Utilities Details:

Electric Service: City	Water Service: City
Natural Gas: City	Sanitary Sewer: City
Street Maintenance: City	Solid Waste: Ziegeinbein
Cable TV: Cable America	Phone: Embarq/Fidelity

Point of Contact(s):

Owner: Steve Zang
1222 S. Geyer Rd, St. Louis, MO, 63122
Phone: (314) 422-0070

Owner Representative: Steve Zang
1222 S. Geyer Rd, St. Louis, MO, 63122
Phone: (314) 422-0070
Fax: (314) 485-1576
E-mail: stevez65@aol.com

Municipal: Alan Clark
City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, MO 65584
Phone: (573) 451-2000, ext. 1129
Fax: (573) 451-2013
E-mail: aclark@saintrobert.com



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St. Robert, MO 65584
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Fax: (573) 451-2013