

CITY OF ST. ROBERT

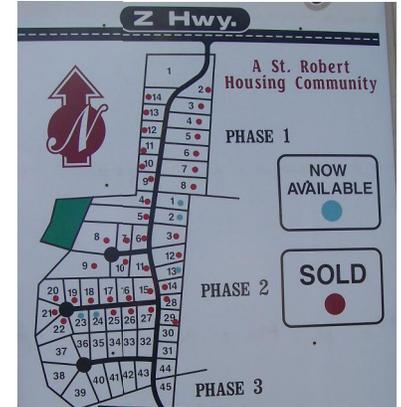
Mayor: George Sanders
City Administrator: Norman Herren
Director of Public Works: Lyle Thomas
Land Use Administrator: Alan Clark



Property: Woodridge Development Lot 1

Property Location: 959 Highway Z

Property Description: An undeveloped 1.55 acre commercial lot that has all public utilities available, and fronts a major arterial road with pedestrian/bicycle trail. This lot fronts the beautiful "Woodridge Development" residential subdivision. This property is conveniently located 5 miles northeast of the Ft. Leonard Wood main gate on Highway Z, 1 mile east of the Interstate 44 interchange Exit 161 and 1 1/2 miles west of the Interstate 44 interchange Exit 163.



Parcel Details:

Flood Zone Designation: **Zone C**
Current Use: **Undeveloped**
Gross Area: **1.55 acre m/1**
Design Use: **Retail or Office**
Able to Subdivide: **No**
Soil Type: **Clay Loam**

FIRM Panel: **2908260090C**
Zoning: **Commercial C-2**
Year Platted: **2002**
Variances Granted: **None**
Sale Price: **\$185,000.00**
Covenants: **Yes**

Point of Contact(s):

Owner: David Harbaugh
PO Box 1162, St. Robert, MO, 65584
Phone: (573) 512-0969

Owner Representative: Donna Widener
Re/Max Professional Realty
PO Box 1162, St. Robert, MO, 65584
Phone: (573) 336-4022
E-mail: donnaw@webound.com

Transportation Details:

Nearest Interstate: **Interstate I-44**
Nearest Arterial Street: **Highway Z**
Nearest Intersection: **I-44 Exit 161**
Average Annual Daily Traffic: **2,283**
Nearest Airport: **14 miles**

Distance: **600 feet**
Distance: **200 feet**
Distance: **1 mile**
Count Year: **Fall 2007**
Nearest Railroad: **19 miles**

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

Utilities Details:

Electric Service: **City**
Natural Gas: **City**
Street Maintenance: **City**
Cable TV: **Cable America**

Water Service: **City**
Sanitary Sewer: **City**
Solid Waste: **Ziegeinbein**
Phone: **Embarq/Fidelity**



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