

Land for Sale  
2.95 Acres



## 299 Clarkson Rd

Ellisville, MO 63011

### Property Features

- Zoning C-5, Planned Commercial, City of Ellisville
- Financial institution with drive-thru is a permitted use
- Excellent location on Clarkson Rd. between Clayton Rd. and Manchester Rd.
- Surrounded by retailers, restaurants and other professional services
- Preliminary site work complete
- Perfect for a financial institution, daycare, medical office, animal clinic/hospital
- Survey and site plan available upon request

**Sale Price:**  
**\$1,690,000**

### Demographics

U.S. Census	1 Mile	3 Miles	5 Miles
Population	6,685	69,808	142,425
Households	2,717	25,580	54,027
Avg HH Inc.	\$115,662	\$132,059	\$130,809

### Traffic Counts

37,066 VPD on Clarkson Rd.  
17,451 VPD on Clayton Rd.

For more information:

**Noel T. Fehr, CCIM**

314 994 4953

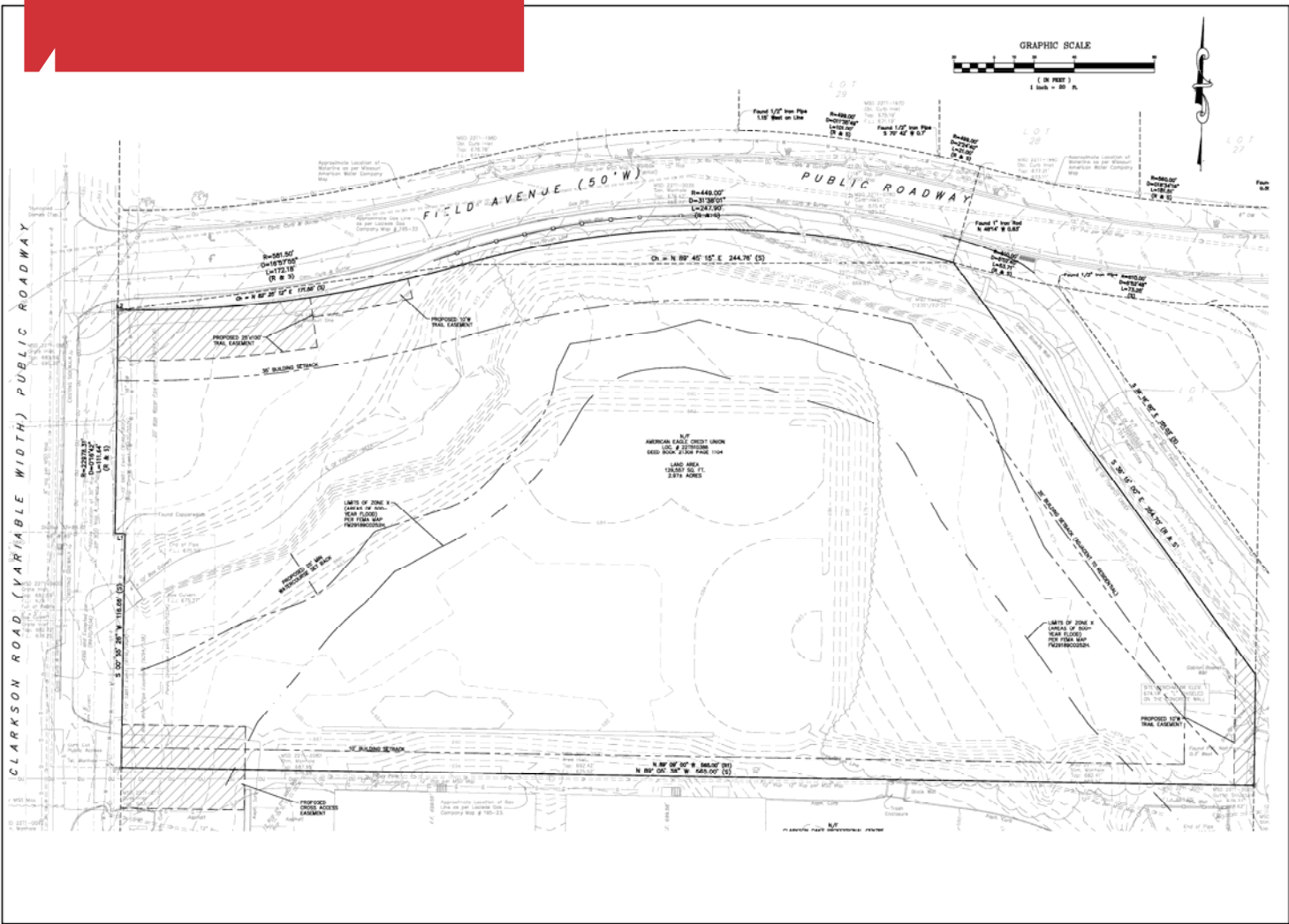
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# Site Plan



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**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

SALES EXHIBIT  
 299 Clarkson Road  
 Ellisville, Missouri 63011

No.	Description	Date
1	As Shown	08/17

SALES EXHIBIT

GRAPHIC NO.  
**C1**



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