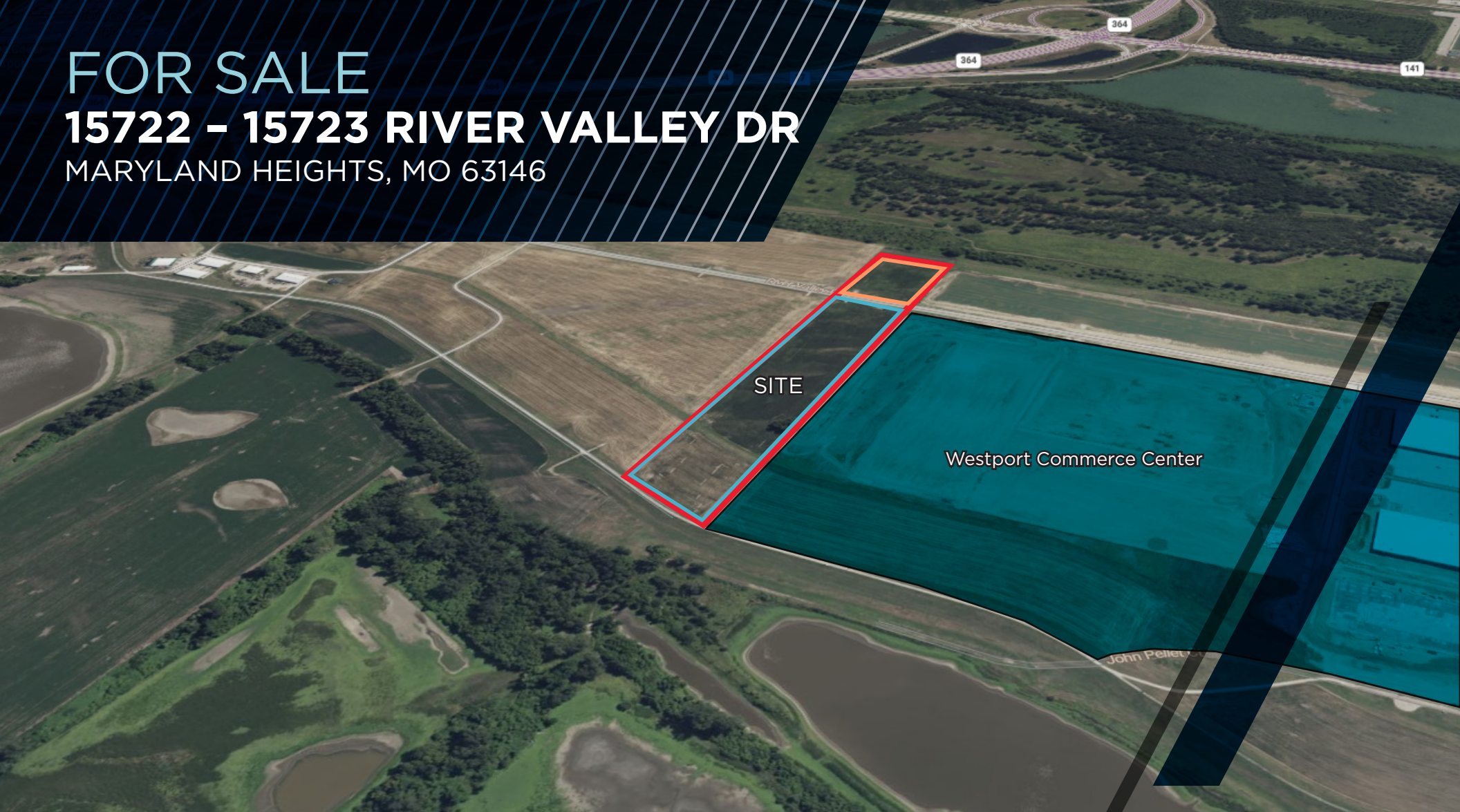


**FOR SALE**  
**15722 - 15723 RIVER VALLEY DR**  
MARYLAND HEIGHTS, MO 63146



**UP TO 15.7 ACRES PRIME DEVELOPMENT LAND**

**Asking Prices:**

**15.7 Acres - \$1,799,000 (\$2.63/SF)**

**12.2 Acres - \$1,461,000 (\$2.75/SF)**

**3.5 Acres - \$609,840 (\$4.00/SF)**



**Keith Ziercher, CCIM**

Director

+1 314 746 0384

[keith.ziercher@cushwake.com](mailto:keith.ziercher@cushwake.com)

# PROPERTY FEATURES

**15722 - 15723 RIVER VALLEY DRIVE**  
MARYLAND HEIGHTS, MO 63146

PROXIMITY THE INTERSECTION OF HWY 141 & HWY 364

**15.7**

TOTAL ACREAGE

*(Can Be Divided)*

**EASY ACCESS**

TO I-70 & I-270

**ALL UTILITIES**

AT OR NEAR SITE

**500 YEAR**

FLOOD LEVEE PROTECTED

**HOWARD BEND**

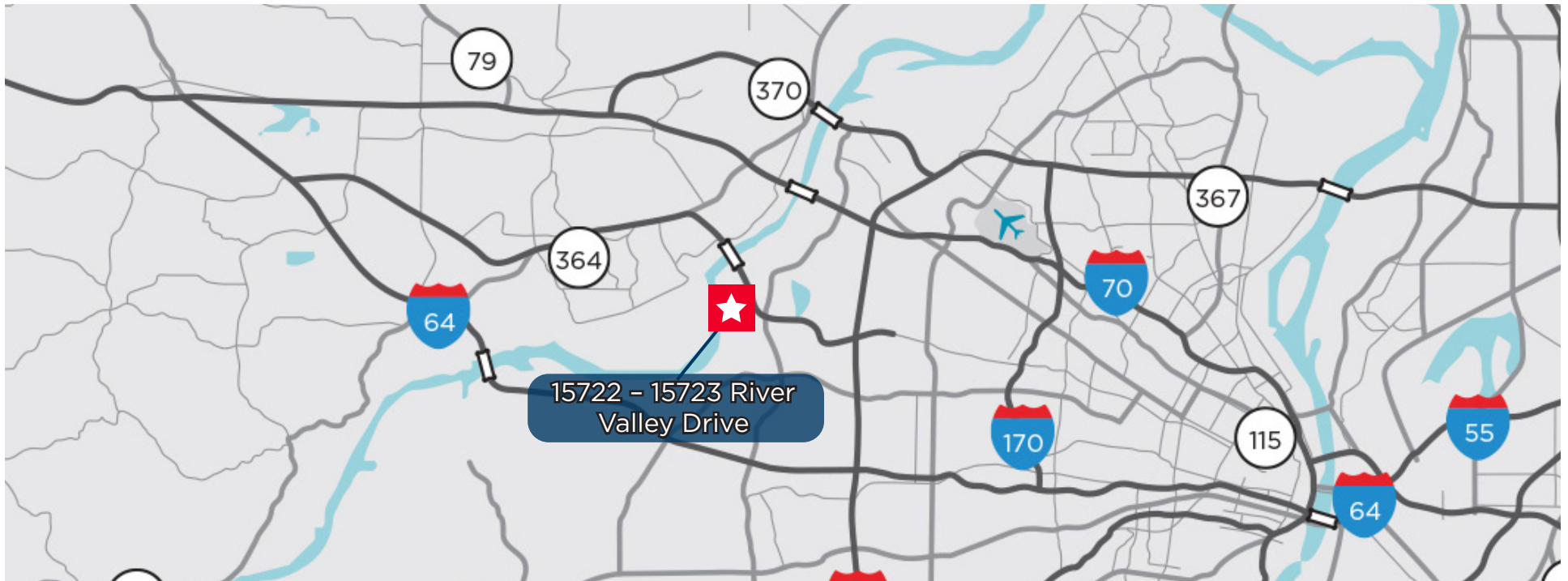
LEVEE DISTRICT

**NU-NON URBAN**

ZONING

*\* Non-ag use will require rezoning (60-90  
days process)*

**ADJACENT TO NEW WESTPORT COMMERCE CENTER DEVELOPMENT**





# AREA DEVELOPMENTS

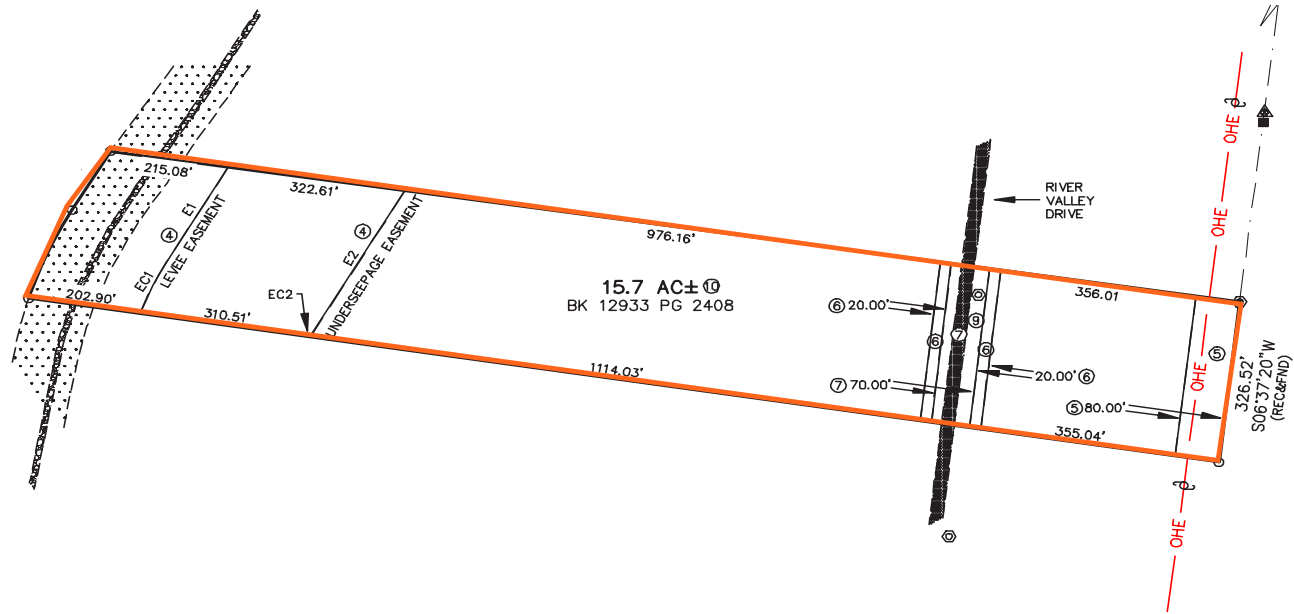
## 15722 - 15723 RIVER VALLEY DRIVE MARYLAND HEIGHTS, MO 63146





# SURVEY

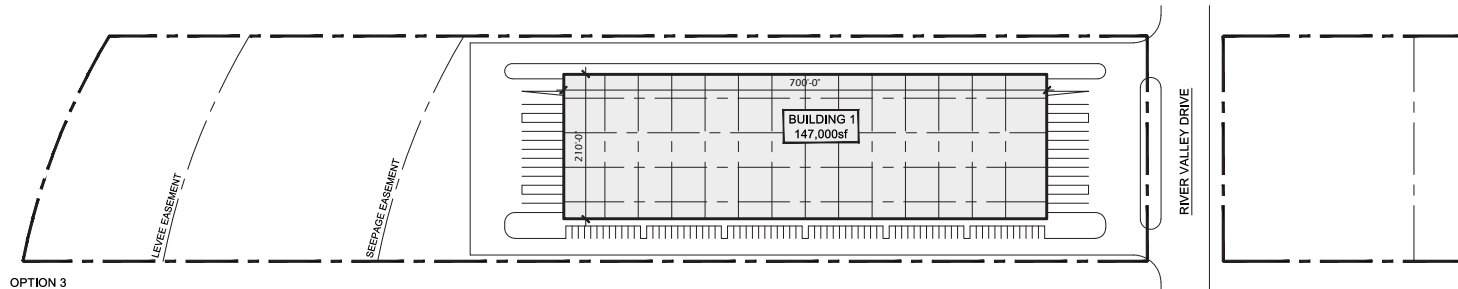
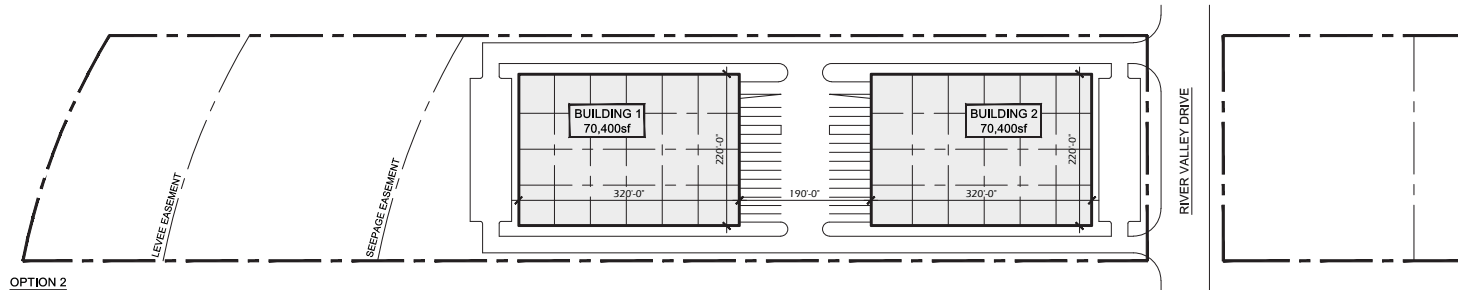
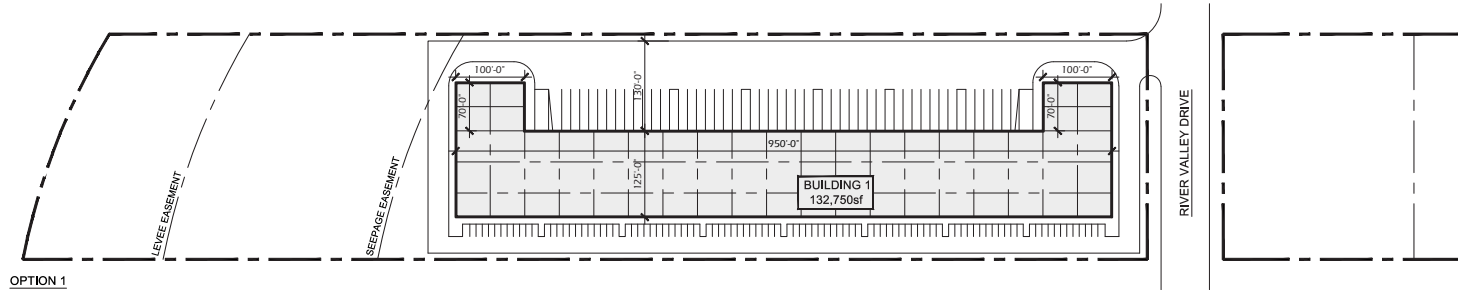
## 15722 - 15723 RIVER VALLEY DRIVE MARYLAND HEIGHTS, MO 63146



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

# CONCEPTUAL PLANS

## 15722 - 15723 RIVER VALLEY DRIVE MARYLAND HEIGHTS, MO 63146



River Valley Dr.  
Maryland Heights, Missouri

Prelim. Site Plan

05.30.2023

SCALE: 1" = 150' (11x17)

GAP0211



A1

ARCO

GMA  
ARCHITECTS

©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.