

ST. LOUIS MILLS REDEVELOPMENT

ACREAGE AVAILABLE FOR SALE, GROUND LEASE, OR BTS

HAZELWOOD, MO



HAZELWOOD BUSINESS PARK
REDEVELOPMENT

82 ACRES

0.41
AC

0.39
AC

2.06
AC

6.39
AC

1.87
AC

0.96
AC

4.36
AC

1.19
AC

1.6
AC

17.18
AC

5.97
AC

18.56
AC

2.58
AC

Goodwill

45,816 (2022)



LOCATION.
commercial real estate



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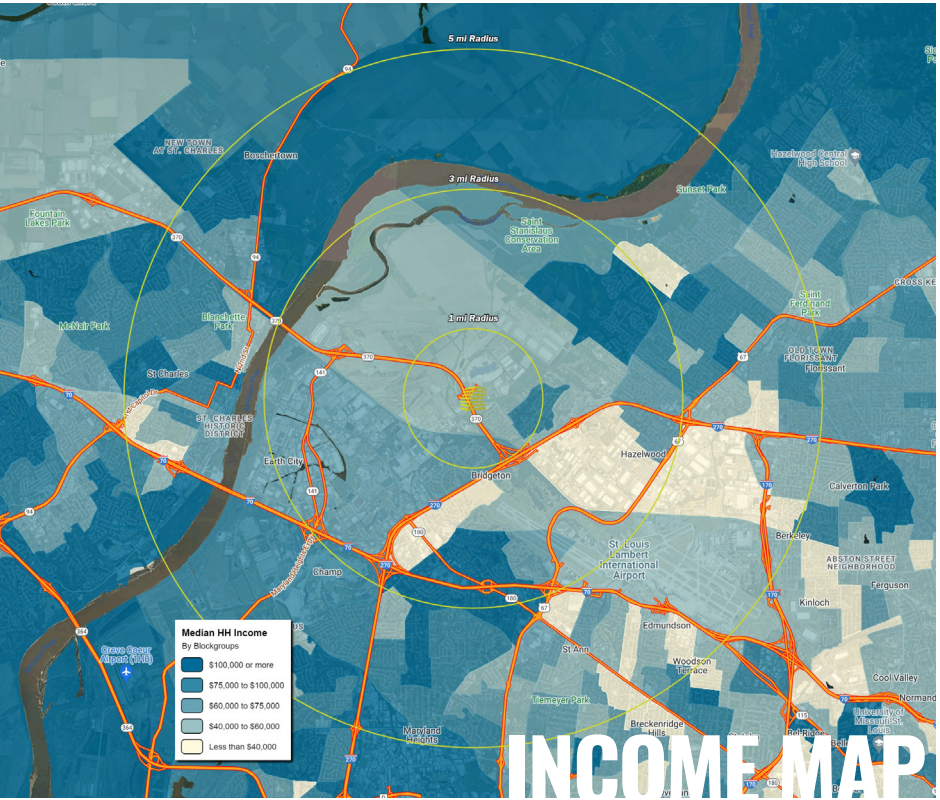
NEIGHBORHOOD VIBE

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INCOME MAP

The City of Hazelwood was originally incorporated as the Village of Hazelwood, on September 7, 1949. However, this area of the Florissant Valley has a proud and rich heritage dating back to Indian settlements in 4000 B.C. French explorers were the first to venture into the area in the late 1600's, with the French being the first to settle in the region and the Spanish settlers in the late 1700's. In 1797 a wagon train of American settlers made their way to the area from Virginia, Kentucky and the Deep South.

When industry and business began locating in the valley, the city of Florissant tried to annex what is now Hazelwood. However, a group of determined farmers did not want that to happen and banded together in 1944 to fight the annexation. Although the "battle" seemed a mismatch, the farmers won and on September 26, 1949, The Village of Hazelwood Board of Trustees met for the first time in the Elm Grove Schoolhouse now known as the little red schoolhouse.

Hazelwood has grown substantially since then and an election for Home Rule by Charter was held and passed overwhelmingly in October 1969. Today, Hazelwood is one of the largest cities in St. Louis County and home to nearly 27,000 residents and more than 1,000 businesses, including several Fortune 500 companies, Fortune 1,000 companies, and corporate headquarters.

ANNUAL DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	1 MILE	3 MILES	5 MILES
				<u>2,262</u>	<u>21,292</u>	<u>122,727</u>
				<u>1,022</u>	<u>9,315</u>	<u>51,824</u>
				<u>\$74,820</u>	<u>\$96,857</u>	<u>\$89,757</u>



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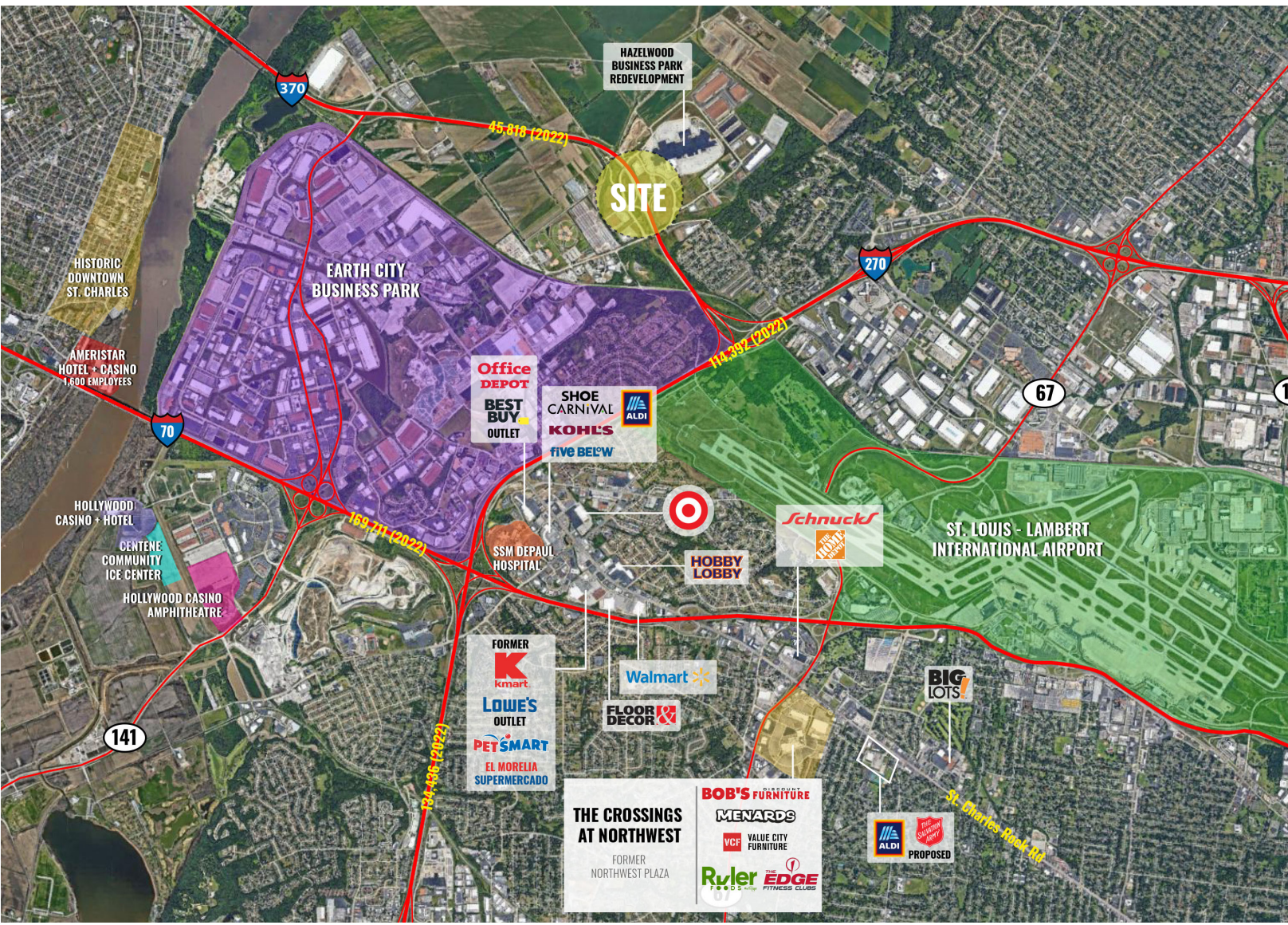
MARKET AERIAL

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- 0.39 - 17.18 ACRES AVAILABLE FOR SALE, GROUND LEASE, OR BUILD TO SUIT
- LOCATED AT MO-370 AND ST. LOUIS MILLS CIRCLE, ADJACENT TO NEW HAZELWOOD BUSINESS PARK REDEVELOPMENT
- EASILY ACCESSIBLE TO MO-370 AND I-270
- IDEAL OPPORTUNITY FOR CONVENIENCE STORE, RESTAURANT, QSR, AND HOTEL
- HIGH VISIBILITY TO OVER 45,000 VEHICLES PER DAY ON MO-370
- CALL BROKER FOR MORE DETAILS



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