

**LONG ROAD CROSSING  
&  
CAPRICE DRIVE**

**COMMERCIAL LOTS AVAILABLE**

**I-64 and Long Road Chesterfield, MO 63005  
(Chesterfield Valley)**

**LOCATION:** Long Road Crossing: South west quadrant of I-64 and Long Road.  
Caprice Drive: South east quadrant of I-64 and Long Road.

**SIZE:** Long Road Crossing: 0.78 Acres to 6 Acres (Total 9.83 Acres)  
Caprice Drive: 6.8 Acres (approximately 3 Acres usable)

**SALE PRICE:** Long Road Crossing: \$12.50 to \$16.50 per square foot depending  
on location and size.

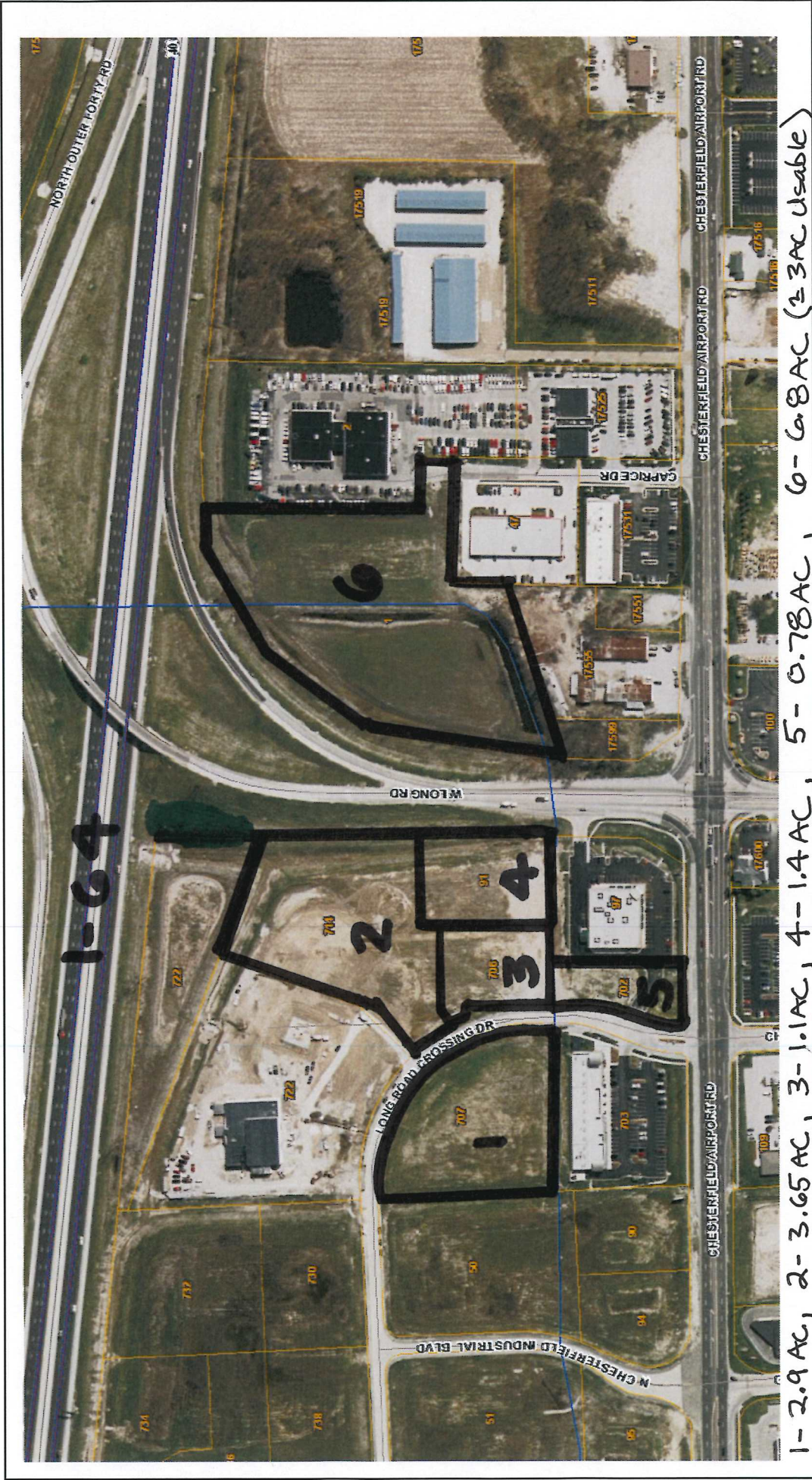
Caprice Drive: \$11.00 per square foot of usable property of  
approximately 3 acres.

**FEATURES:**

- Outstanding central location in a vibrant commercial area serving the greater St. Louis region.
- Developed Lots.
- Great for Office/Hotel/Medical/Retail.
- Outstanding visibility from I-64, Chesterfield Airport Rd. & Long Rd.
- Current Lot Configurations Attached.
- Preliminary Development Plans Attached.
- Lease or Build to Suit Options Available.

**CONTACT:** Rowdy R. Montgomery, Exclusive Marketing Agent  
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1610 Des Peres Road, Suite 320 St. Louis, MO 63131

Information contained herein and on the attached exhibits hereto is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. Furthermore, this information may change without notice. Owner and Broker make no representations as to the environmental or other condition of the property and recommend tenant's independent investigation.



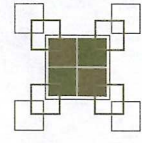
1- 2.9 AC, 2- 3.65 AC, 3- 1.1 AC, 4- 1.4 AC, 5- 0.78 AC, 6- 6.8 AC (≈ 3 AC Usable)



### St. Louis County Property Viewer

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Long Road Crossing & 1 Caprice Drive Lot Exhibit  
 Conceptual Only



# CADRE

DEVELOPMENT  
 cadredev.com

1610 Des Peres Road, Suite 320  
 St. Louis, MO 63131

BUILDING	SF	PARKING RATIO*	REQUIRED	SHOWN
A BANK	4,000	4.5	10	10
RETAIL	15,000	5.5	63	63
OFFICE	22,000	3.4	75	75
	41,000		176	176
B FOOD**	5,000	CALC.	80	
C HOTEL***	13,000	CALC.	110	

\* CHESTERFIELD 1003.165A  
 \*\* 1 SPACE PER 3 SEATS + 2 FOR EVERY 3 EMPLOYEES  
 \*\*\* 1 SPACE PER UNIT + 2 FOR EVERY 3 EMPLOYEES

Existing Retail Center

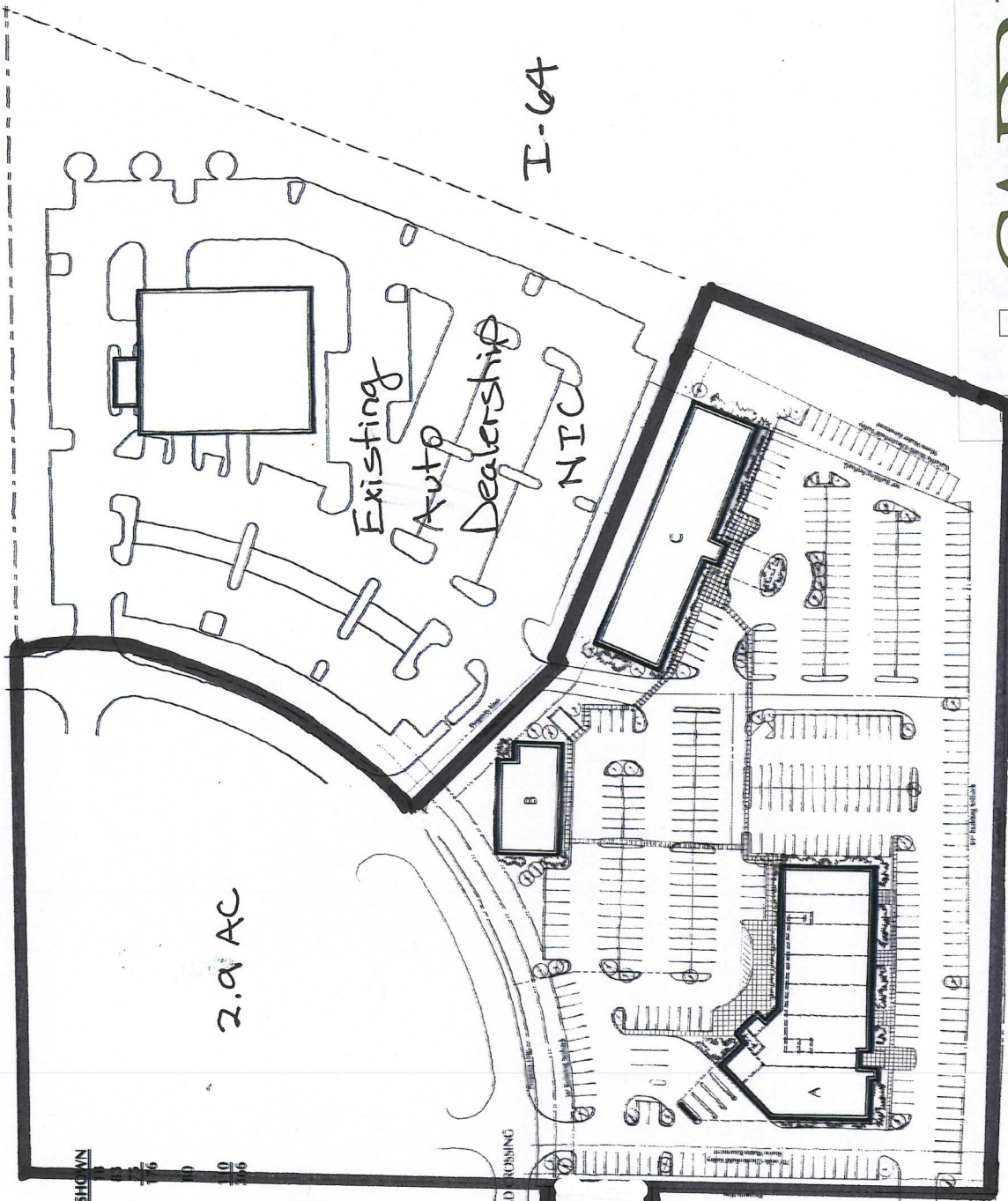
0.78 AC

Existing Walgreens  
NIC

2.9 AC

Existing Auto Dealership  
NIC

I-64



Long Rd.  
LONG ROAD EXTENSION

LONG ROAD CROSSING  
 CHESTERFIELD, MO  
 KEHR DEVELOPMENT, LLC.



SEE PLAN IS PRELIMINARY  
 AND SUBJECT TO CHANGE WITHOUT NOTICE

Preliminary Development Plan  
 Conceptual Only

**CADRE**  
 DEVELOPMENT  
 cadredev.com  
 1610 Des Peres Road, Suite 320  
 St. Louis, MO 63131

Chesterfield Airport Road

