



Dutchman Realty  
 Dee Bax  
 dee@dutchmanrealty.com

5055 Hwy N, Suite 215  
 Cottleville, MO 63304  
 C) 314.267.2664  
 O) 636.949.0777  
 dee@dutchmanrealty.com

**Hwy DD and Sommers Rd.  
 O'Fallon, MO 63366** | **Zoned COMMERCIAL  
 \$8.00 PER SQ FT**



### Some Local Businesses



5055 Highway N Suite 215 Cottleville, MO 63304 | DutchmanRealty.com

THIS INFORMATION IS THOUGHT TO BE ACCURATE. HOWEVER IT IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED. THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE INFORMATION HEREIN CONTAINED, AND IT IS RECOMMENDED THAT ALL BUYERS SHOULD MAKE A PERSONAL INSPECTION OF THE PROPERTY. THE LISTING MAY BE WITHDRAWN WITH OR WITHOUT NOTICE AND THE STATED





**Dutchman Realty**  
 Dee Bax  
 dee@dutchmanrealty.com

5055 Hwy N, Suite 215  
 Cottleville, MO 63304  
 C) 314.267.2664  
 O) 636.949.0777  
 dee@dutchmanrealty.com

**Hwy DD and Sommers Rd.  
 O'Fallon, MO 63366**

**Zoned COMMERCIAL  
 \$1,731,946**



**SITE INFORMATION**

- 3 Way Stop Light to be Completed Fall 2019
- Will subdivide
- Detention basin in place
- Ready for development
- High Traffic Intersection

**PRIME LOCATION**

- Adjacent to new residential development
- Only 1½ miles from Hwy 40/64
- Located near Discovery Elementary School, Frontier Middle School and Liberty High School
- Just minutes from Shoppes at Hawk Ridge

- Gas Station
- Walgreens/CVS
- Bank
- Walmart Express
- Day Care
- Convenience Store
- Office Building
- Retail
- Oil Change



5055 Highway N Suite 215 Cottleville, MO 63304 | DutchmanRealty.com

THIS INFORMATION IS THOUGHT TO BE ACCURATE. HOWEVER IT IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED. THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE INFORMATION HEREIN CONTAINED, AND IT IS RECOMMENDED THAT ALL BUYERS SHOULD MAKE A PERSONAL INSPECTION OF THE PROPERTY. THE LISTING MAY BE WITHDRAWN WITH OR WITHOUT NOTICE AND THE STATED