

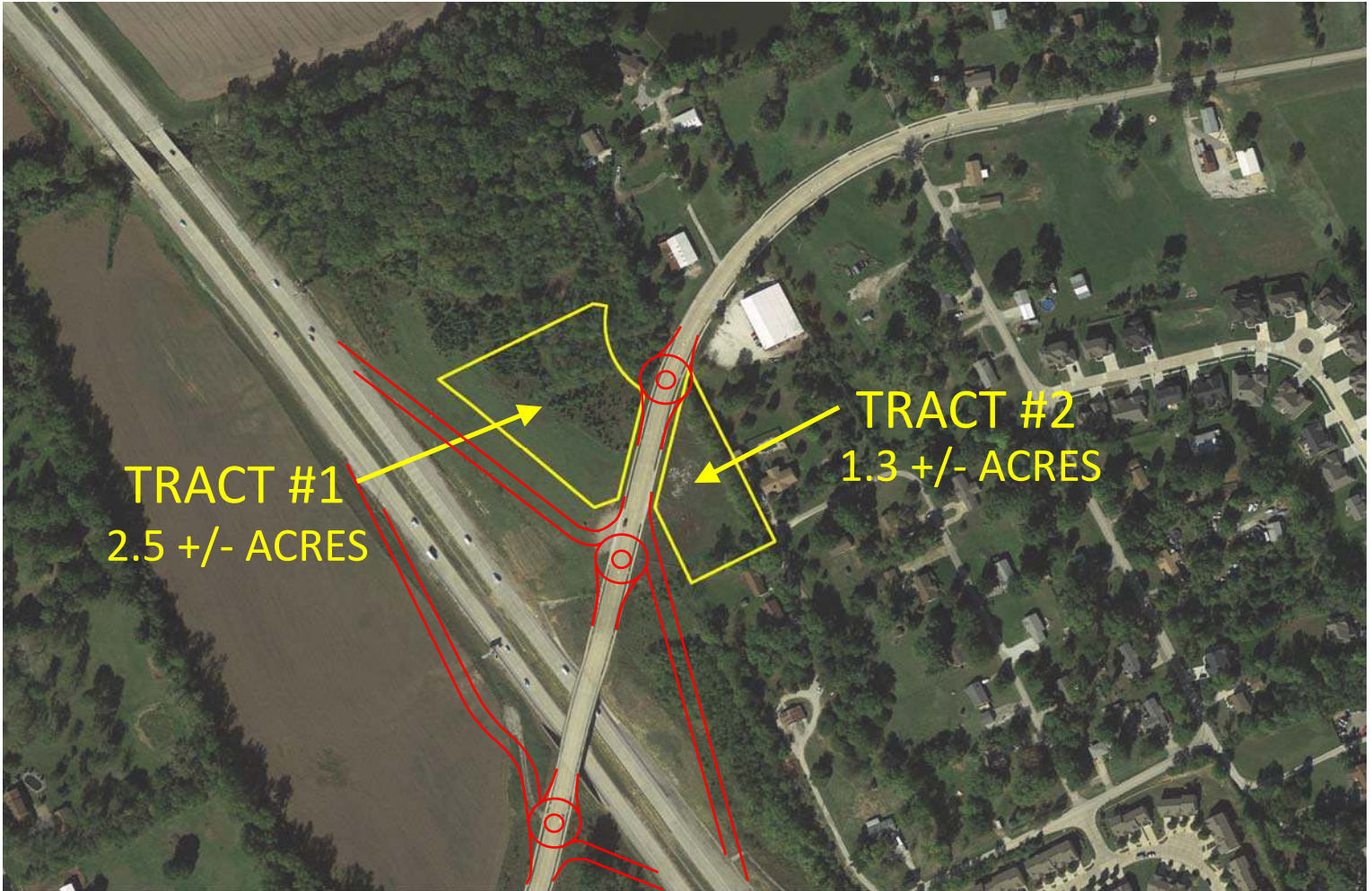


**FOR SALE**  
**CITY OF COTTLEVILLE**

Dutchman Realty  
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636.949.0777  
1480 Woodstone Dr, Suite 209  
St. Charles, MO 63304

**Guttermuth Road @ Hwy 364**  
**Cottleville, MO 63304**

**\$22 Per Square Foot**  
**Tract #1 - \$2,395,800**  
**Tract #2 - \$1,245,816**



Tract #1 : Convenient Gas Station, P.U.D.

Tract #2 : Daycare, P.U.D.

Municipality : City of Cottleville

Tract #1 Zoned: C-3, P.U.D. Commercial (2.5+/- Acres)

Tract #2 Zoned: C-1, P.U.D. Commercial (1.3+/- Acres)

Guttermuth will be rebuilt out to Motherhead Road

Connection to Residential Cart Path Community





Low Pressure Sewer System required For Tract #1

Public Sanitary Sewer available to South For Tract #2

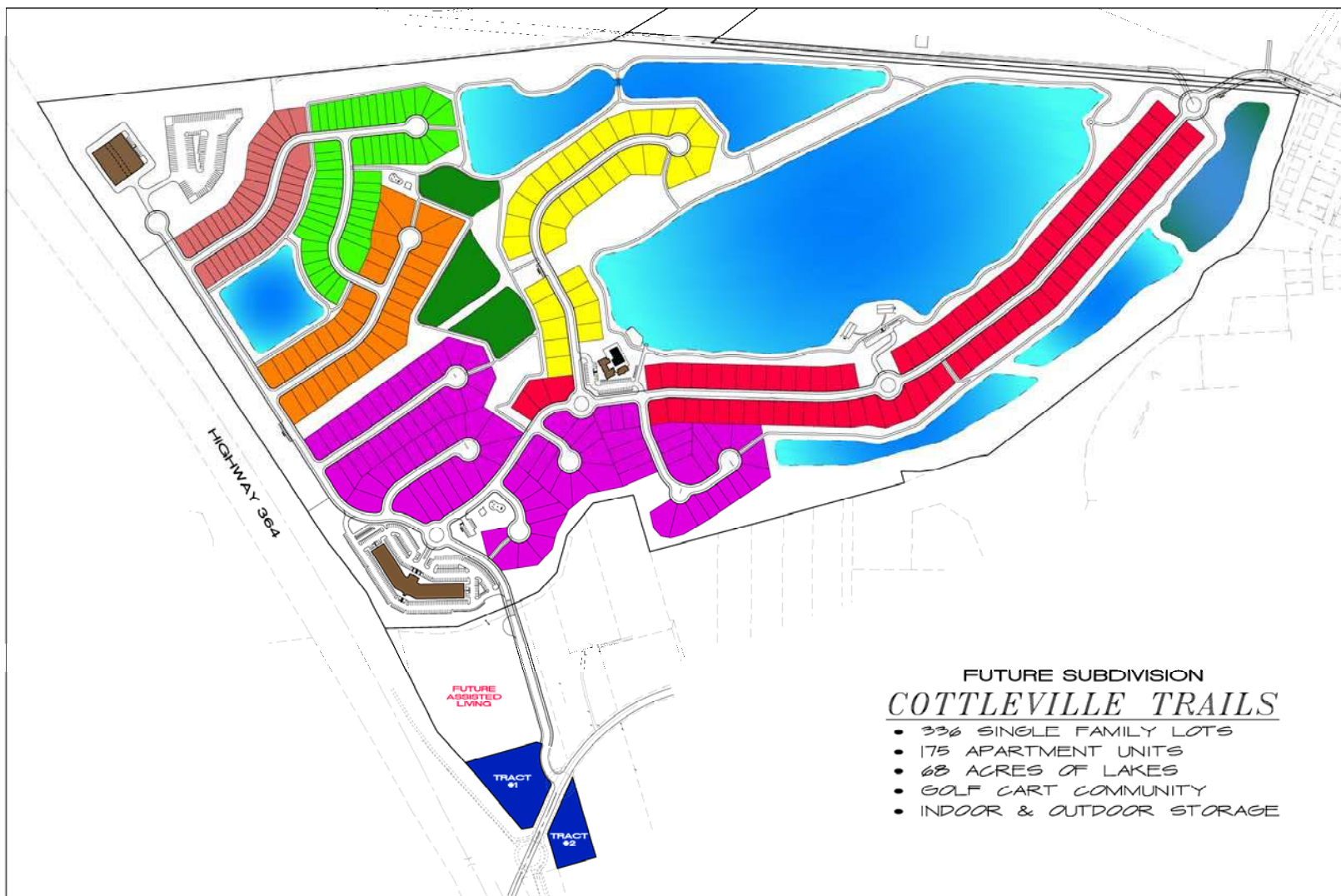
Full Interchange Construction to be complete 2020

The City of Cottleville is growing rapidly. There are currently 174 homes under construction and more under design. In addition to the subdivisions shown below, there is a Senior Community, The Court Yards of Cottleville, on Motherhead Road. Gutermuth Road will be rebuilt out to Motherhead Road and will have trails on both sides of the road. Gutermuth Road at Hwy 364 will be a full access intersection to be completed at the end of 2020.



-  - Ashford Knoll Subdivision - 76 Residential Lots
-  - Legacy at Patriots Ridge Subdivision - 39 Residential Lots
-  - Winterbrooke Subdivision - 45 Residential Lots
-  - Cottleville Trails Subdivision - 336 Residential Lots PLUS  
175 Apartment Units

# FUTURE DEVELOPMENT IN PROGRESS



## **Future Development with direct access to these Tracts:**

- ◆ Residential Development
- ◆ Assisted Living Facility
- ◆ Apartments
- ◆ Lakes
- ◆ Indoor & Outdoor Self Storage Facility
- ◆ Interconnected Golf Cart Paths
- ◆ Current traffic count Hwy 364 going West = 1,925
- ◆ Current traffic count Hwy 364 going East = 1,986



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