



OFFERING MEMORANDUM

1.055 AC Brown Road

401 BROWN ROAD

St. Peters, MO 63376

PRESENTED BY:

WILL HOLMAN

O: 636.628.2111 x1112

will.holman@svn.com

MO #1999033650

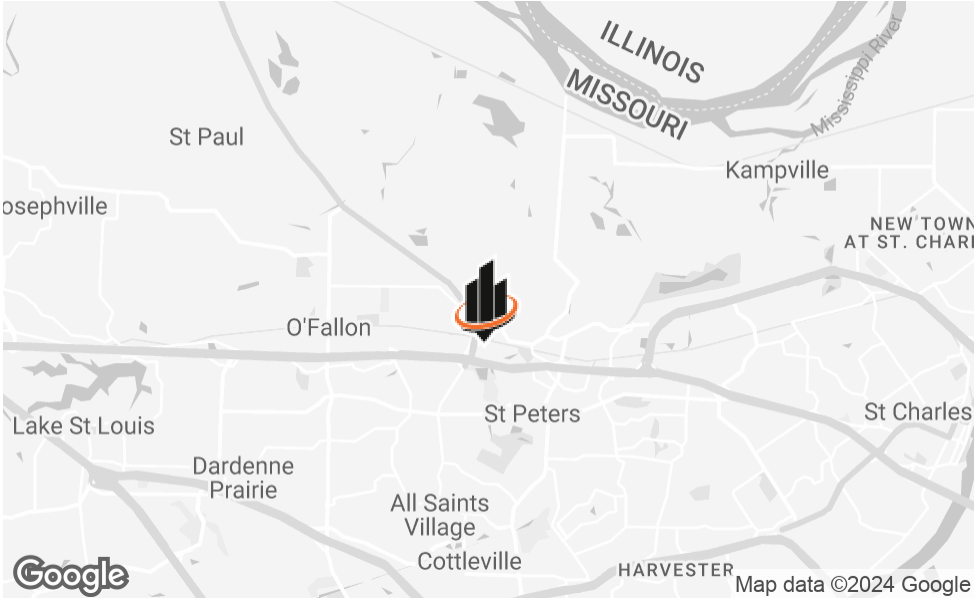
ADDISON LIJEWSKI

O: 636.628.2111

addison.lijewski@svn.com

MO #2019023222

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$119,900
LOT SIZE:	1.0055 Acres
ZONING	Industrial
MARKET	St. Louis
PRICE/SF	\$2.74
APN	2-106A-A975-00-3B3A.0000000

PROPERTY HIGHLIGHTS

- 1.0055+/- Acres
- Zoned Industrial
- Utilities on Site: Water, Electric, Gas, and Sewer
- Located near to I-70, Highway 79, and Highway 370

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,726	53,101	137,094
TOTAL POPULATION	4,271	135,000	343,914
AVERAGE HH INCOME	\$76,269	\$96,000	\$101,698

PROPERTY DESCRIPTION



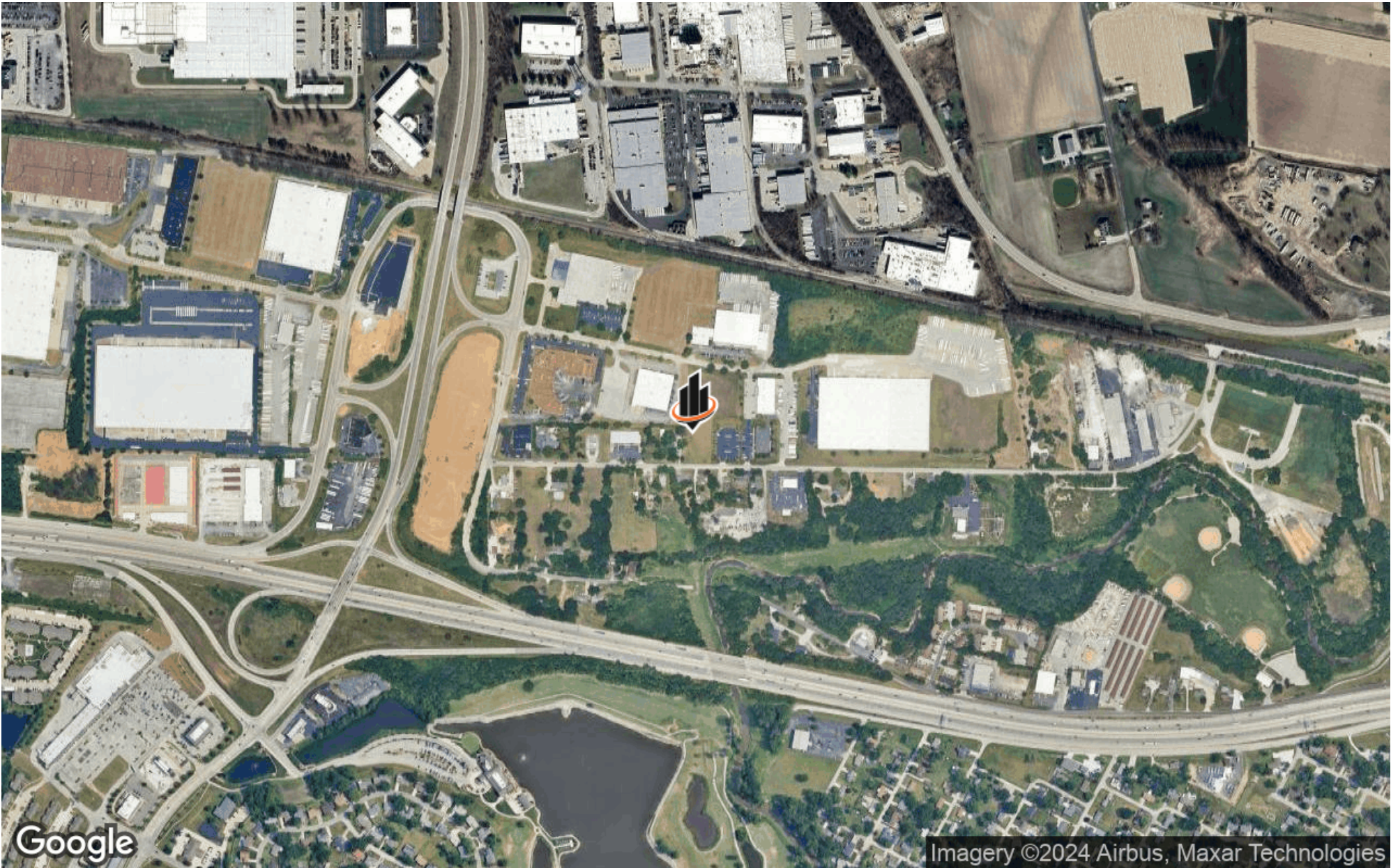
PROPERTY DESCRIPTION

SVN | Holman Partners is pleased to present a 1.0055 Acre parcel located at 401 Brown Rd., St. Peters, MO 63376. The subject property is zoned Industrial and is located among other industrial buildings. There are utilities already available on the site including water, electric, gas, and sewer. The property is conveniently located to nearby interstates and highways including I-70, Highway 79, and Highway 370 creating easy travel to and from the site. St. Peters is a major suburb of St. Louis and is a young, vibrant, forward-thinking community that is continually growing.

LOCATION DESCRIPTION

The subject property has great potential with its prime location among the industrial landscape in St. Peters, MO. It is strategically located to nearby interstates, highways, transportation hubs, and major business centers. The 1.0055 AC also offers great access to the thriving St. Louis market via I-70. I-70 connects to Kansas City, and goes across the country. There are also nearby points of interest including St. Louis Lambert International Airport. This area presents a great opportunity for industrial development and a chance to capitalize on the region's economic growth.

AERIAL MAP

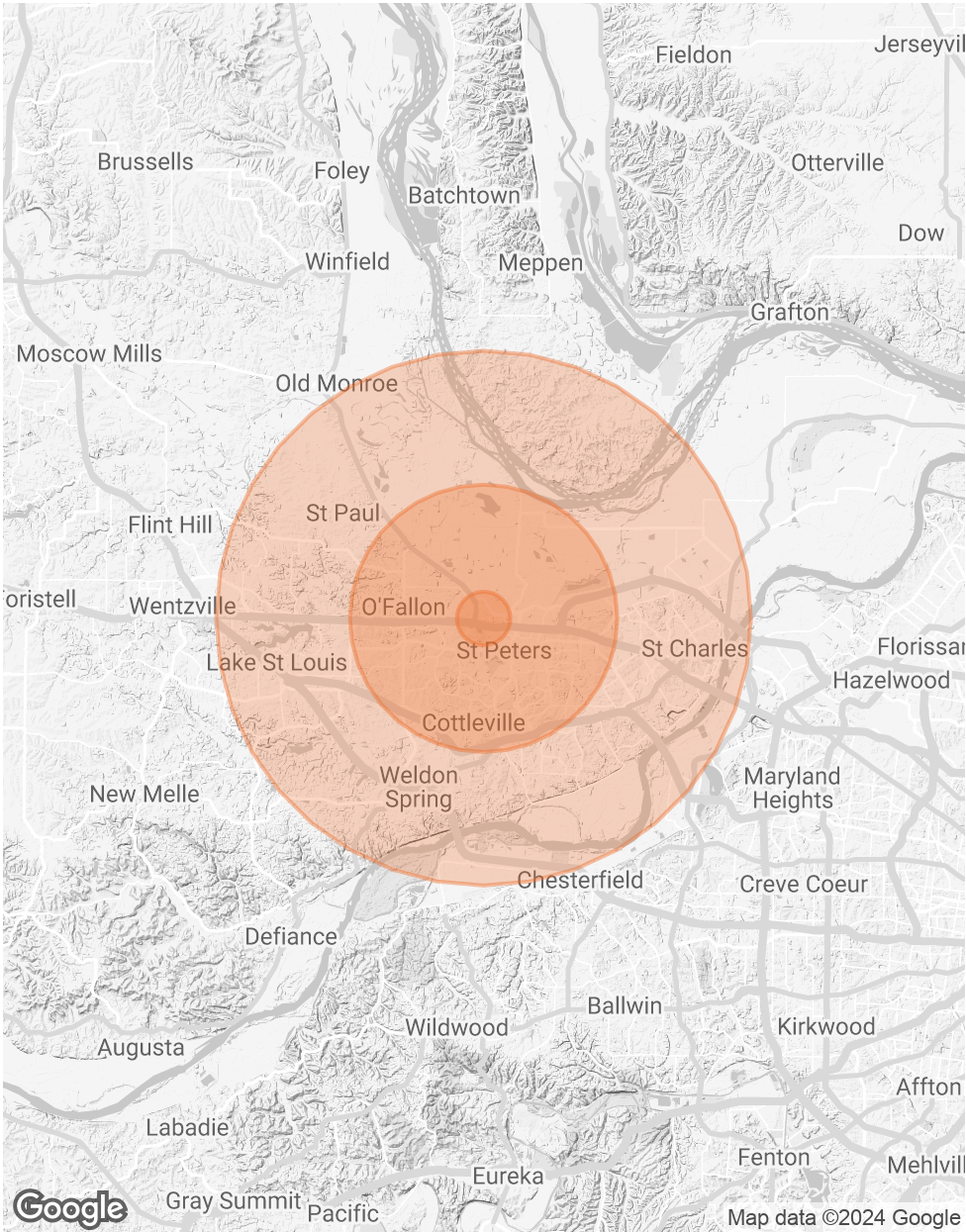


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,271	135,000	343,914
AVERAGE AGE	37.9	41.2	40.8
AVERAGE AGE (MALE)	36.0	39.0	39.4
AVERAGE AGE (FEMALE)	40.4	42.7	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,726	53,101	137,094
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$76,269	\$96,000	\$101,698
AVERAGE HOUSE VALUE	\$168,449	\$221,788	\$235,921

2020 American Community Survey (ACS)



MEET THE TEAM

Biography



Will Holman
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars (\$1,600,000,000) in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

636.628.2111 x1112
will.holman@svn.com



Addison Lijewski
Advisor

At SVN Holman Partners, Addison specializes in Triple Net Investment properties. Addison currently serves the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Partners, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including an internship in Commercial Lending.

Since joining SVN Holman Partners in June 2019, Addison has closed over \$100 Million in Single Tenant Net Lease properties. In addition to performing broker and advisor duties, Addison also handles all transaction management for the team at SVN Holman Partners. Addison combines her customer service skills, attention to detail, and commercial real estate knowledge to go above and beyond in serving her clients.

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addison.lijewski@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.