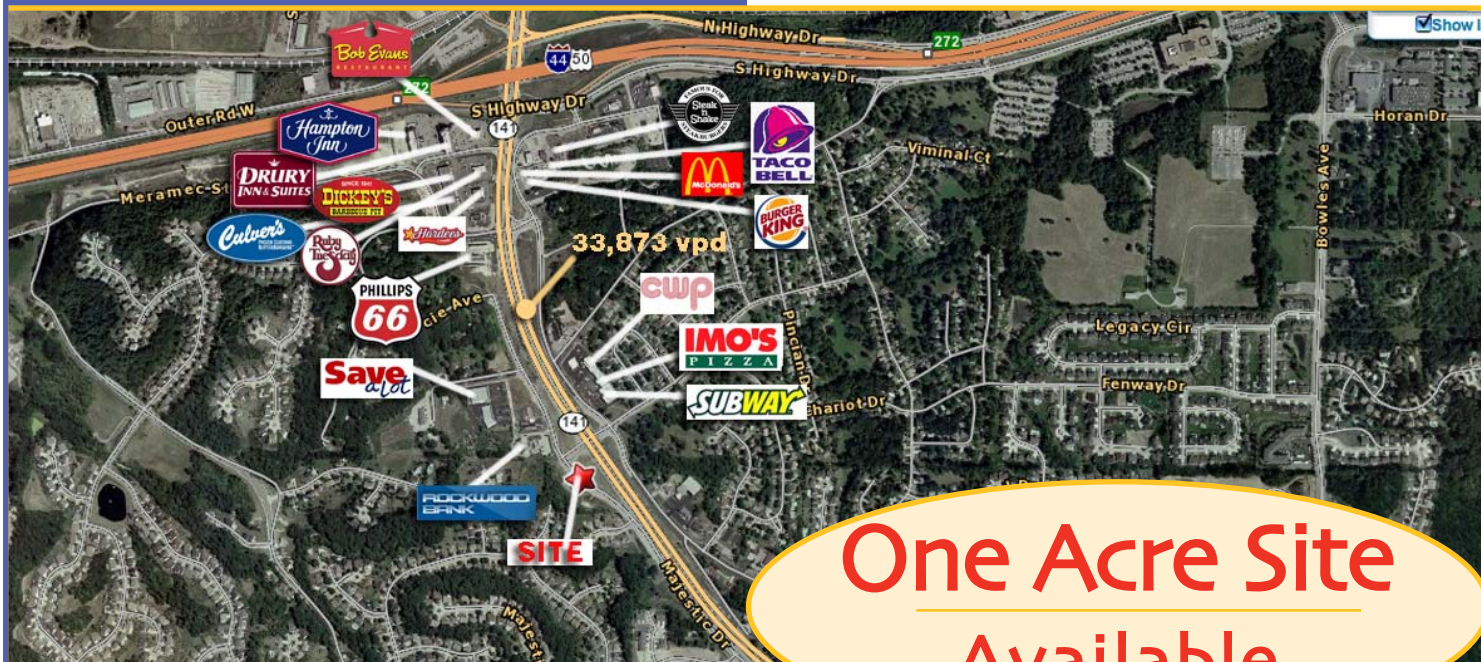


# FOR SALE

## Prime One-Acre Site

# Majestic Drive Fenton, MO

1053 MAJESTIC DRIVE, FENTON, MO 63026



## One Acre Site Available

- ❖ Located just North of I-44 off of Hwy. 141 with great visibility from 141
- ❖ Near new retail hub at NW corner of I-44 & Hwy. 141 including 2 new hotels, Drury Inn and Hampton Inn
- ❖ Stand Alone Opportunity
- ❖ Asking \$8.00 PSF
- ❖ Traffic Counts:  
Hwy. 141: 33,873 vpd



For more information  
please contact:

Sansone Group  
120 S. Central  
St. Louis, MO 63105

Population	114,061
Households	42,989
Avg. Household Income	\$85,297

Population	42,572
Households	16,018
Avg. Household Income	\$75,340

Population	5,814
Households	2,056
Avg. Household Income	\$88,634

5 MILE

3 MILE

1 MILE

SITE

See Reverse for Larger Aerial View

Mark Kornfeld  
mkornfeld@sansonegroup.com

p) 314.727.6664  
f) 314.727.6101

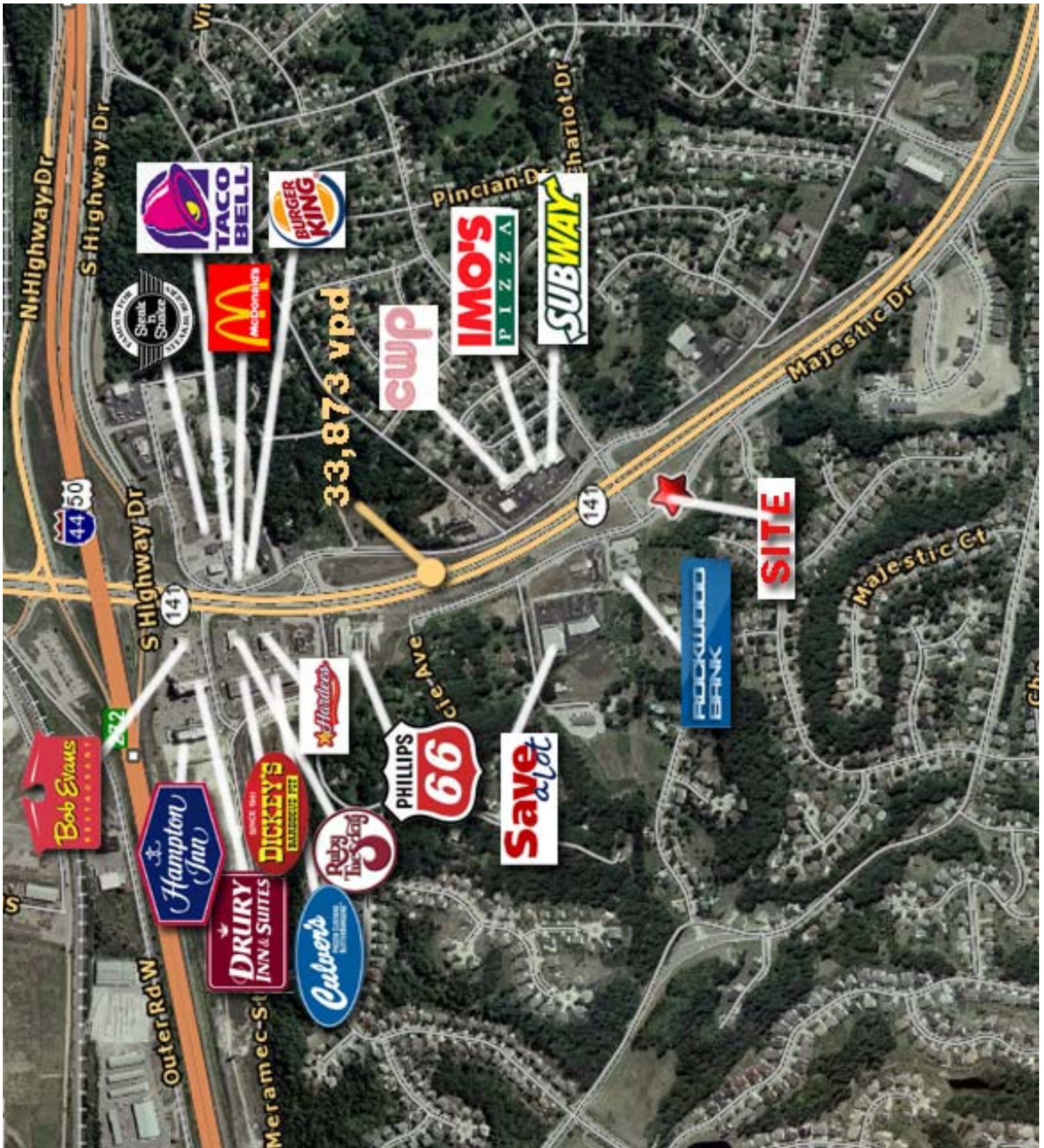
www.sansonegroup.com

Guiding Visionary Properties <sup>sm</sup>

OFFICE

INDUSTRIAL

RETAIL



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



For more information  
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