

# 16535 N Outer 40 Rd

Chesterfield, MO 63017

## 1.96 Acres DEVELOPMENT LAND FOR SALE

- Zoned C8 (Planned Commercial)
- Prime Chesterfield Location along I-64/  
Hwy 40 & N Outer 40 Rd
- Abundant Nearby Restaurants &  
Shopping Including Top Golf, The  
District & Chesterfield Commons
- Near Wildhorse Village & the Future  
Chesterfield Development
- Contact Brokers for Pricing

### FOR MORE INFORMATION CONTACT:

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## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population:	6,535	43,715	111,879
Daytime Population:	14,616	60,003	135,838
Total Businesses:	772	2,231	5,146
Total Employees:	11,838	36,498	79,330
Median Household Income:	\$111,206	\$143,991	\$134,000
Median Home Value:	\$415,217	\$473,372	\$431,547

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

