

*Back on the Market!*



## 2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

12,541 | 120,092 | 317,316



### Daytime Population

9,206 | 84,173 | 269,500



### Median Household Income

\$105,077 | \$95,522 | \$96,043

## FOR SALE OR LEASE

8045 Big Bend Boulevard | Webster Groves, Missouri 63119

1.26 Acres | Call for Details

### PROPERTY DETAILS

Located at the entrance to the Webster Groves business district

Located near Webster University (3,500 students)

Owner/user, investor, and redevelopment opportunity

Big Bend Boulevard - 10,150 VPD

**John Shuff**

314.785.7630

jshuff@paceproperties.com

[PACEPROPERTIES.COM](https://www.paceproperties.com) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.



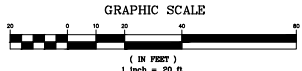
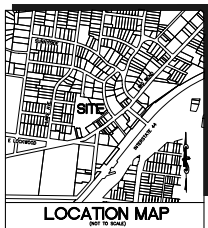
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ALTA/NSPS LAND TITLE SURVEY  
A TRACT OF LAND BEING LOTS 5, 6 AND 7 IN BLOCK 1 OF OLD ORCHARD PARK AS RECORDED IN  
PLAT BOOK 3, PAGE 13 LOCATED IN TOWNSHIP 45 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL  
MERIDIAN, CITY OF WEBSTER GROVES, ST. LOUIS COUNTY, MISSOURI

LEGEND

ROCK MARK	FIRE HYDRANT
FOUND IRON PIPE	FIRE DEPARTMENT CONNECTION
RIGHT OF WAY MARKER	WATER MANHOLE
UTILITY POLE	WATER METER
SUPPORT POLE	POST INDICATOR VALVE
UTILITY POLE WITH LIGHT	CLEAN OUT
LIGHT STANDARD	STORM MANHOLE
ELECTRIC METER	GRAVED MANHOLE
ELECTRIC MANHOLE	STORMWATER INLET
ELECTRIC PEDESTAL	GRAVED STORMWATER INLET
ELECTRIC SPACE BOX	SANITARY MANHOLE
GAS DROP	TREE
GAS METER	BUSH
GAS VALVE	TRAFFIC SIGNAL
TELEPHONE MANHOLE	PARKING METER
TELEPHONE PEDESTAL	STREET SIGN
TELEPHONE SPACE BOX	SPRINKLER
CABLE TV PEDESTAL	WALL BOX



- Notes:
- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 131385TL, with an effective date of June 11, 2019 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
  - (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:  
  
Layton Family LLC
  - (3) Title Commitment No. 131385TL, with Schedule B-Section 2 exceptions:  
  
(a) Item No. 4 Subject to Building lines, easements, covenants and restrictions established by the plat recorded in Plat Book 3 page 13 "NOT SHOWN" No easements or restrictions created on plat affecting subject property.  
  
(b) Item No. 5 Subject to Covenants and restrictions, including a provision for subdivision assessments, contained in the instruments recorded in Book 243 page 184, Book 242 page 472 and Book 252 page 142, "NOT SHOWN" Document set building lines which may have been superseded by city zoning ordinances.  
  
(c) Item No. 6-8 "NOT SHOWN" Not surveyed related.
- PROPERTY DESCRIPTION
- Lots 5, 6 & 7 in Block 1 of OLD ORCHARD PARK, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 3 page 13 of the St. Louis County Records.

ABBREVIATIONS

CA	CLEANOUT
CB	DEEP BOX
FL	ELECTRIC
FLD	FLORINE
FLN	FOUND
GL	GRAVEL
M.H.	MANHOLE
N/P	NOT ON CORNER
PC	PLAY BOX
P.C.	POLYETHYLENE CHLORIDE PIPE
R.B.	RADIUM BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SG	SQUARE
T.C.P.	TELEPHONE CABLE
W	WETTED CLAY PIPE
W/W	WATER
W/W	RIGHT-OF-WAY WIDTH

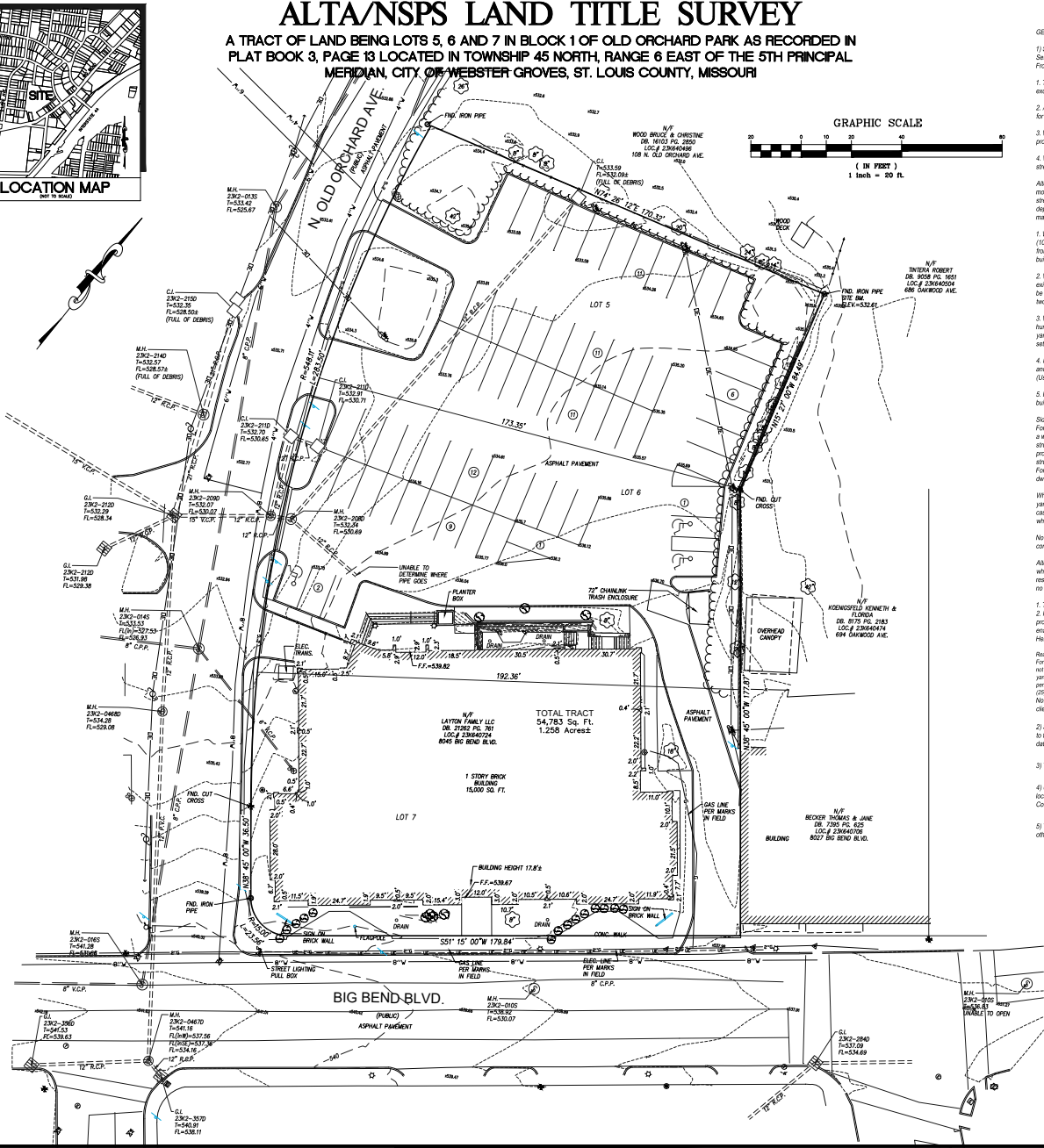
ST. LOUIS COUNTY BENCHMARK

BENCHMARK 14-487  
HIDDEN 2015-1445  
Set 1" on top northwest corner of the 21'x12' raised concrete base to meter traffic light on the corner of Big Bend Boulevard, roughly 24 feet southeast of the southeast corner of Big Bend Boulevard, 27 feet along a short parallel to Big Bend Boulevard northeast of the east north line of Old Orchard Avenue, and 13 feet northeast of a traffic light signal mast.

SITE BENCHMARK

1151-53241  
FOUND IRON PIPE AT THE CORNER OF PROPERTY AS SHOWN HEREON.

PREPARED FOR:  
HUSCH BLACKWELL, LLP  
190 CARONDELLE PLAZA  
SUITE 600  
ST. LOUIS, MO. 63105  
ATTN: MR. PATRICK ECKELKAMP-ATTORNEY



- GENERAL NOTES:
- (1) Subject property is Zoned "C" Commercial.  
Setbacks:  
Front:  
  
1. There shall be a front yard having a depth of not less than twenty-five (25) feet except as provided in the Alternate Front Yard below.  
  
2. An open unenclosed porch or paved terrace may project into a required front yard for a distance not exceeding ten (10) feet.  
  
3. Where lots have a double frontage, the required front yard shall be provided on both streets.  
  
4. Where a lot is located at the intersection of two streets, the front yard on the side street side of the lot shall be not less than ten (10) feet.  
  
Alternate Front Yard: When, on or after September 20, 1986, forty percent (40%) or more of a street frontage including the lot or lots in issue, on the same side of the street in the same block, was occupied by two or more buildings, then the minimum depth of the front yard hereto fore established shall be adjusted in the following manner:  
  
1. When the building farthest from the street provides a front yard not more than ten (10) feet deeper than the building closest to the street, then the average depth of the front yard for such street frontage shall be the minimum depth of front yard for new buildings in such block, except as set forth in subsection h. below.  
  
2. When the above is not the case and the lot is within one hundred (100) feet of an existing building on each side, then the depth of the front yard for that vacant lot shall be the average of the depth from the street line to the closest front corner of these two adjacent buildings, except as set forth in subsection h. below.  
  
3. When neither paragraph (1) or (2) is the case and a vacant lot is within one hundred (100) feet of an existing building on one side only, then the depth of the front yard is the same for that vacant lot as that of the existing adjacent building, except as set forth in subsection h. (Uses allowed by Conditional Use Permit) below.  
  
4. In the application of Paragraphs (1), (2), or (3), a depth in excess of thirty seven and one half (37 1/2) feet shall not be required, except as set forth in subsection h. (Uses allowed by Conditional Use Permit) below.  
  
5. For lots or tracts with existing primary structures, paragraph (2) or (3) shall apply to building additions.  
  
Side:  
  
For residential purposes, there shall be a side yard on each side of the building having a width of not less than six (6) feet for residential structures and ten (10) feet for nonresidential structures, except as provided in the Alternate Side Yard below for lots having existing structures upon them as of June 10, 1997.  
  
For the purpose of the side yard regulations, a two-family dwelling, or a multiple dwelling, shall be considered as one (1) building occupying one (1) lot.  
  
Where a lot is used for any of the commercial purposes permitted in this district, a side yard is not required except on the side of a lot abutting on a dwelling district, in which case there shall be a side yard of not less than five (5) feet. If a side yard is provided where not required, it shall be not less than five (5) feet in width.  
  
No side yards are required where dwelling units are erected above commercial and industrial structures.  
  
Alternate Side Yard: Residential structures existing as of the date of this amendment which are closer to the side property line than otherwise allowed in the single-family residential district in which they are situated may be extended, provided any addition is no closer to the side property line than the following:  
  
1. Ten (10%) percent of lot width at the front building line; and  
2. Notwithstanding the foregoing, no person may place an addition closer to any side property line than would have been permitted before the effective date of the enactment of this subsection.  
Height: 2-1/2 stories or 35'  
  
Rear:  
  
For residential purposes, there shall be a rear yard having a depth of not less than twenty percent (20%) of the depth of the lot, provided such rear yard need not exceed thirty (30) feet, but shall not be less than twenty-five (25) feet. For all permitted non-residential uses, there shall be a rear yard having a depth of not less than twenty-five (25) feet.  
Note: The above zoning provided by the City of Webster Groves and to verify the client should obtain a zoning ordinance from this city.  
  
(2) Subject property lies within Flood Zone X (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 20090803200K with an effective date of 02/04/2015.  
  
(3) There are 84 regular and 3 handicapped parking stalls onsite.  
  
Utilities shown hereon are shown from recent and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractor responsibility to call Dig-File to verify utility locations.  
  
(5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gaps or overlaps.

Surveyors Certification

This is to certify to:  
Pace Capital Management, LLC  
Old Republic National Title Insurance Company

That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 8(b), 9(b), 10(b), 11(b), 12(b), 13, and 14 of Table A thereof. The field work was completed during August, 2019.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
LIC. 222-D

By: Walter J. Plegier, Missouri P.L.S. No. 2020-00728

PREPARED BY:  
**Stock & Associates**  
Creating Engineers, Inc.  
220 Chamfield Business Parkway  
St. Louis, MO 63043 PH: (314) 520-5000 FAX: (314) 520-5000  
www.stockandassociates.com

ALTA/NSPS LAND TITLE SURVEY  
**#8045 BIG BEND BLVD.**  
WEBSTER GROVES, MO.

REVISIONS:

DATE	BY	REVISION
02/21/19	J.W.	1.00

STATION NO. 0221019  
DRAWN BY J.W.  
CHECKED BY J.W.  
SCALE: HAT 1" = 20'-0" (AS SHOWN)  
SHEET NO. 1  
SHEET TOTAL 1

ALTA/NSPS LAND TITLE SURVEY  
**SHEET #1**