



2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,256 | 19,629 | 27,050



Daytime Population

4,902 | 17,693 | 21,753



Median Household Income

\$51,952 | \$55,970 | \$56,979

LAND FOR SALE OR LEASE

Valley Creek Drive | Farmington, Missouri 63340

0.69 Acres | Call for Details

PROPERTY DETAILS

Strong visibility from West Karsch Boulevard

Surrounding co-tenancy includes Chick-fil-A, Schnucks, Discount Tire, Starbucks, and Pasta House

Build-to-suit or ground lease opportunity

West Karsch Boulevard - 25,473 VPD

Ashley Krekovich

314.785.7613

akrekovich@paceproperties.com

Kate Grewe Milford

314.785.7662

kgrewe@paceproperties.com

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.

UPDATED 09/23/2025

Map of Farmington, Missouri, showing various landmarks, businesses, and transportation routes. The map includes labels for major roads like Highway 67 and Highway 32, and numerous local businesses such as JCPenney, HIBBETT, Famous Dave's, Lowe's, and Walmart. Key locations marked include Parkland Health Center (108 beds), Farmington High School (1,224 students), Farmington Community Civic Center, Farmington Water Park & Splash Pad, Farmington Regional Airport, and Farmington Sports Complex. The map also shows the location of the proposed 'SITE' and various other commercial and residential areas.

	IRRIGATION CONTROL VALVE	
	FIRE HYDRANT	
	FIBER OPTIC MANHOLE	
	ELECTRIC METER	
	LIGHT STANDARD	
	FIRE PROTECTION VALVE	
	WATER VALVE	
	WATER METER	
	GAS VALVE	
	GAS METER	

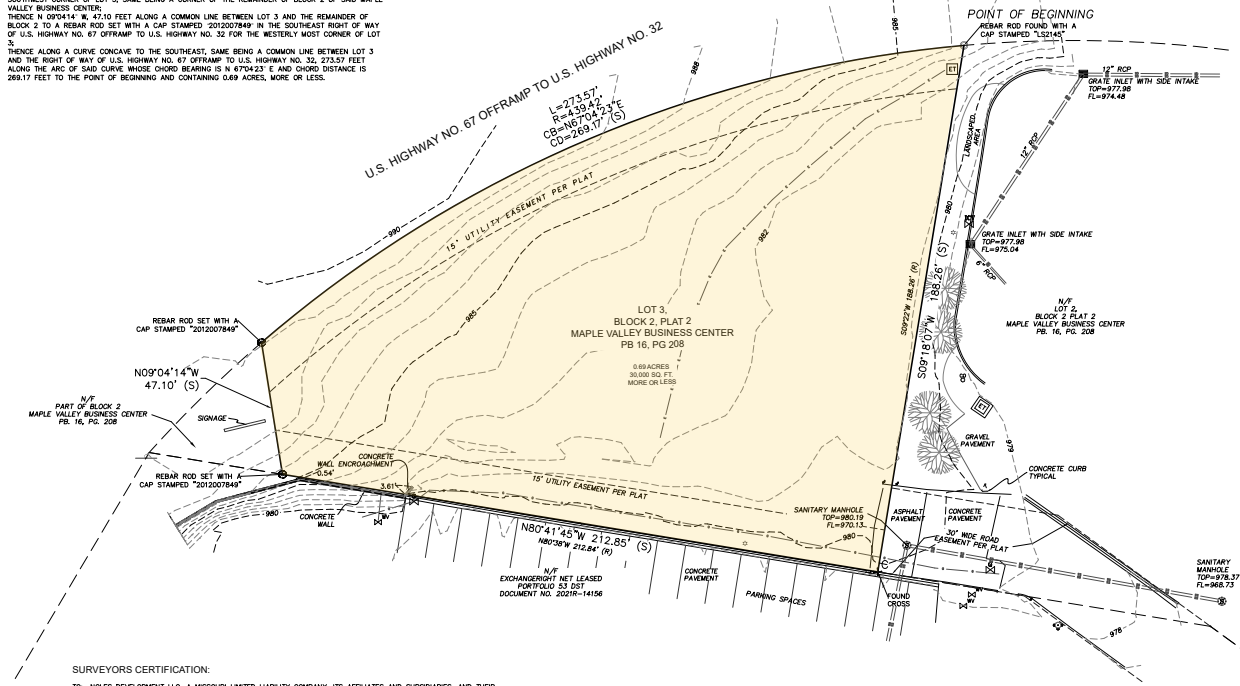
— — — — —	FENCE
— + — + —	OVERHEAD ELECTRIC
— • — • —	UNDERGROUND ELECTRIC
— x — x —	EXISTING GAS
— • — • —	EXISTING WATER
— • — • —	EXISTING SANITARY SEWER
— • — • —	EXISTING STORM SEWER
— • — • —	UNDERGROUND FIBER OPTIC

A TRACT OF LAND BEING LOT 3 OF BLOCK 2, PLAT 2, MAPLE VALLEY
BUSINESS CENTER, RECORDED IN PLAT BOOK 16, PAGE 208 OF THE
LAND RECORDS OF ST. FRANCOIS COUNTY, MISSOURI
PART OF U.S. SURVEY #340, TOWNSHIP 36 NORTH, RANGE 5 EAST, ST.
FRANCOIS COUNTY, MISSOURI

PARCEL DESCRIPTION:

[illegible]

POINT OF BEGINNING



SURVEYORS CERTIFICATION:

TO: NCKES DEVELOPMENT LLC, MISSOURI LIMITED LIABILITY COMPANY, ITS AFFILIATES AND SUBSIDIARIES, AND THEIR SUCCESSORS, ASSIGNS AND GRANTEES AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 11, AND 13 OF THE TABLE THEREOF AND THE FACTS FOUND BY THE TIME OF SAID SURVEY ARE SHOWN HEREIN TO THE BEST OF MY PROFESSIONAL ABILITY AND SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT STANDARD REQUIREMENTS FOR PROPERTY BOUNDARY SURVEYS FOR TYPE "URBAN" SURVEY.

R/D:\WORK\COMMITTED\SEETHREES\30107

PRELIMINARY. FOR REVIEW

ERIK STOSZ, P.L.S.-2025034819
DATE:
PREMIER DESIGN GROUP
MISSOURI C. of A. # 2012007849

GENERAL NOTES:

1. ADDRESS OF PROPERTY: VALLEY CREEK DRIVE, FARMINGTON, MO. 63440
2. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 83, EAST ZONE.
3. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VES, RTK SYSTEM AND IS REFERENCED TO THE NAVD 83 DATUM.
4. BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
5. TOWNSHIP AND RANGE: 30.00 S. 06.00 E.
6. ZONING ORDER: 1. ZONING NOT FURNISHED TO THE SURVEYOR. PURSUANT TO ITEM 6 IN TABLE 2 OF 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/PLANS LAND TITLE SURVEYS, ZONING CERTIFICATION, REQUIREMENTS AND RESTRICTIONS MUST BE PROVIDED TO THE SURVEYOR IN THE FORM OF REFERENCE OR LETTERS TO THE SURVEYOR.
7. FLOOD CERTIFICATION: TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE HAVE USED THE HIGHEST LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM):

FEMA FIRM 29187C0265D, CITY OF FARMINGTON, COUNTY OF ST. FRANCOIS, MISSOURI AND INCORPORATED AREAS DATED JUNE 16, 2011.

THE PROPERTY IS ZONE X: AREA OF MINIMAL FLOOD HAZARD

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. PREMIER ENGINEERING, ARCHITECTURE & SURVEYING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE. UNLESS REFERENCED FIRM WHICH INCLUDES A NOTE THAT THIS MAP IS FOR USE IN ADMINISTERING THE FLOOD INSURANCE FUNDING PROGRAM AND DOES NOT IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.

- [illegible]

SCHEDULE B-II EXCEPTIONS:

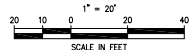
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NOTE: AT THE TIME OF CLOSING, UPON THE EXECUTION OF THE PROPER AFFIDAVITS BY THE BUYERS AND SELLERS THAT NO NOTICE OF LIEN HAS BEEN RECEIVED, THIS ITEM WILL BE DELETED FROM THE FINAL POLICY.

19. SUBDIVISION ASSESSMENTS, IF ANY.

20. SEWER ASSESSMENTS, IF ANY.

21. RIGHTS OF PARTIES IN POSSESSION OR WITH AN EQUITABLE INTEREST UNDER ANY UNRECORDED INSTRUMENTS, INCLUDING (WITHOUT LIMITATION) LEASES, MONTH-TO-MONTH TENANCIES, CONTRACTS FOR DEED OR INSTALLMENT SALE CONTRACTS.



THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYORS CERTIFICATION AND MAY NOT BE QUOTED OR RELIED UPON BY, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE, INCLUDING, WITHOUT LIMITATION, THE PREPARATION OF ZONING REPORTS OR ANY OTHER THIRD PARTY REPORTS, WITHOUT THE PRIOR WRITTEN CONSENT OF PREMIER DESIGN GROUP. PREMIER DESIGN GROUP EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THIS SURVEYORS CERTIFICATION.

PLEASE BE ADVISED THAT PREMIER DESIGN GROUP WILL NOT INCLUDE THE PROVIDERS OF ANY THIRD PARTY REPORTS IN THE SURVEYORS CERTIFICATION.



PREMIER
DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385

MISSOURI CERTIFICATE OF
AUTHORITY #2012007849

PREPARED FOR

NOLES PROPERTIES
NP_FARMINGTON MO_ALTA SURVEY

VALLEY CREEK DRIVE
FARMINGTON, MO 63640
RYAN NOLES, PARTNER
660 OFFICE PARKWAY
CREVE COEUR, MO 63141

DATE

DATE 10/15/25

[illegible]

VI

PROJECT NO.	VI
DRAWN BY	KAG
CHECKED BY	EJS

1 OF 1