

OWNER-DIRECT COMMERCIAL LAND / SEPTEMBER 2026

Seven Hills Commercial Site

Offering Memorandum

4041 SEVEN HILLS DR | FLORISSANT, MO 63033

A visible dual-frontage commercial site in unincorporated St. Louis County, offered directly by the owner.

REQUEST CURRENT PRICE & TERMS

Johnny Ihmoud, Owner
(636) 634-8351 | Johnnyscd@gmail.com

A larger commercial canvas with a direct owner conversation.

Use this memorandum as an organized starting point. Property, access, market, and development conclusions require independent verification.

MARKETING SOURCE

6.71 acres

292,416 SF; not surveyed

COUNTY RECORD

6.27 acres

Parcel locator 09G130275

ZONING RECORD

C-3

Shopping District

ROAD CONTEXT

~26,000 VPD

~33,000 combined

Why the property earns a closer look

- **Two-road visibility**
Approximately 600 feet along Seven Hills Drive and 150 feet along New Halls Ferry Road, based on owner-provided orientation.
- **Owner-direct access**
Current price and transaction terms are available directly from Johnny Ihmoud. Private tours are available this week.
- **Commercial setting**
C-3 Shopping District zoning is shown in supplied records; permitted use and conditions must be confirmed with St. Louis County.
- **Transparent diligence**
The marketing and County acreage figures differ. No boundary survey, certified topography, or environmental report is represented as available.

Read the land from above.

Aerial and frontage graphics are approximate orientation only, not a survey, legal description, site plan, or access approval.



MARKETING ACREAGE

6.71 acres / 292,416 SF

COUNTY-RECORD ACREAGE

6.27 acres

PARCEL LOCATOR

09G130275

SEVEN HILLS FRONTAGE

Approximately 600 feet

NEW HALLS FERRY FRONTAGE

Approximately 150 feet

MUNICIPALITY

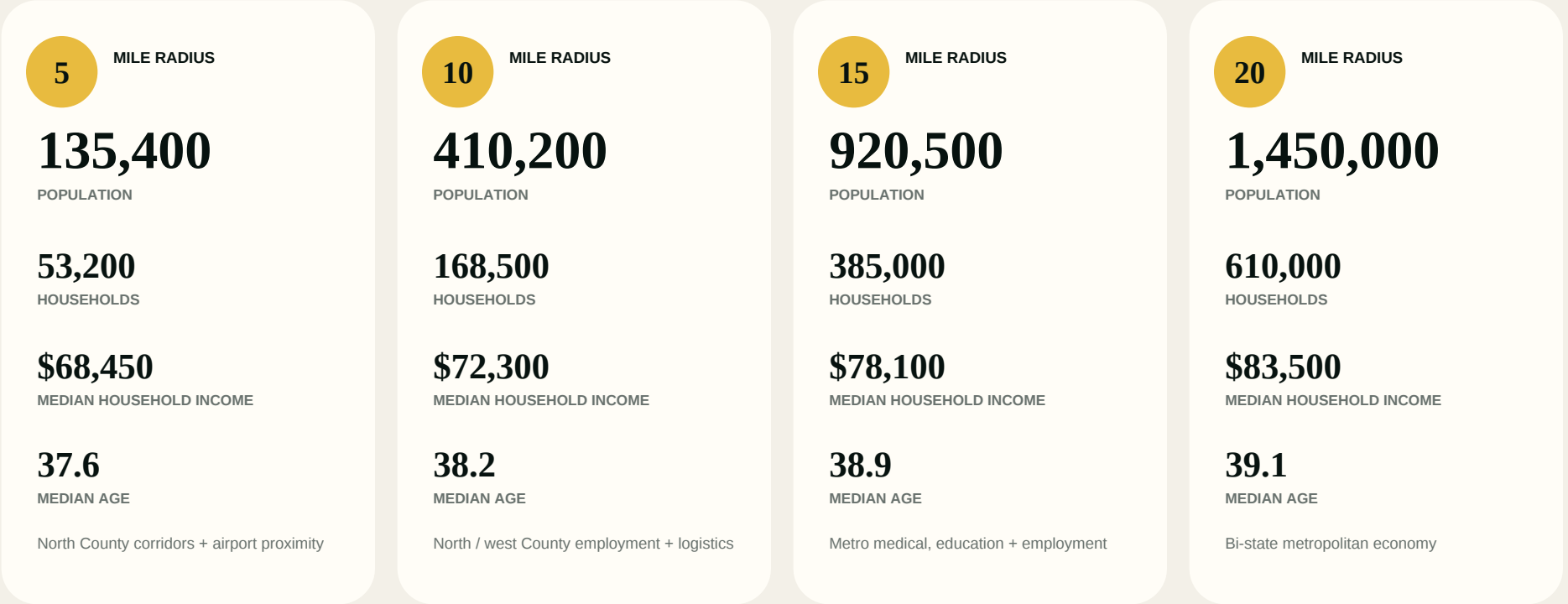
Unincorporated St. Louis County

FEMA PANEL REFERENCE

29189C0069K

One address. Four planning rings.

Owner-supplied planning estimates for preliminary orientation. Methodology, vintage, and source files were not provided.

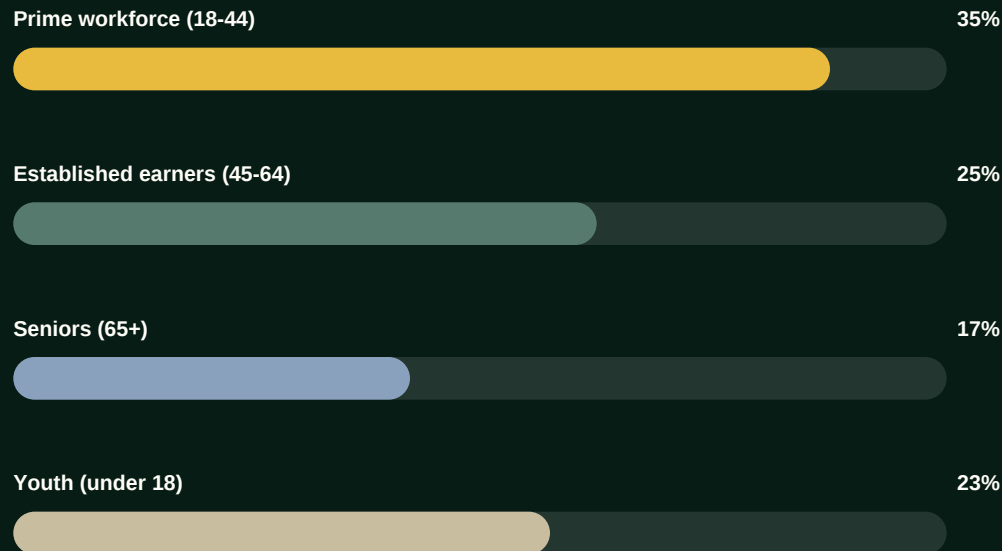


These are owner-supplied planning estimates requiring independent third-party demographic, traffic, and market verification before underwriting, lending, leasing, or site selection.

A mixed regional customer and workforce base.

Use composition and housing figures as directional planning context only; validate the intended trade area and customer origin independently.

Workforce composition



RESIDENTIAL CONTEXT

64% / 36%

owner-occupied / renter-occupied

\$165K-\$195K

estimated home-value range

Regional connections: I-270, US-367, and West Florissant Avenue.

Project-specific drive times, ingress, traffic, and customer origin require separate verification.

Visibility is a signal. Access is a diligence item.

The site is near the signalized Seven Hills Drive / New Halls Ferry Road intersection. Any access remains subject to agency approval.

New Halls Ferry Road

Approximately 26,000 vehicles per day reported road context.

Intersection context

Approximately 33,000 combined vehicles per day across the intersection.

Regional connections

I-270, US-367, and West Florissant Avenue connect the broader North County context.

Approval condition

Any access points are subject to MoDOT, County, and other governmental approvals.

Site planning

Confirm curb cuts, stacking, circulation, fire access, grades, utilities, and stormwater for the intended use.

Independent verification

Commission current traffic, access, customer-origin, drive-time, and market analysis before reliance.

Known. Verify. Request. Unavailable.

A serious buyer should separate sourced records from unanswered questions before relying on the property information.

KNOWN

County parcel locator 09G130275; County-record acreage 6.27 acres; C-3 record; unincorporated St. Louis County; FEMA panel reference 29189C0069K.

VERIFY

Marketing-source acreage 6.71 acres / 292,416 SF; permitted use; conditions; curb cuts; access approvals; frontage and every aerial measurement.

REQUEST

Current utility information, service and capacity context, easements, extension costs, title commitment availability, and title exceptions.

UNAVAILABLE

No boundary survey, certified topographic survey/elevations, or environmental report is represented as currently available.

Acreage discrepancy: the owner-provided marketing source states 6.71 acres, while the supplied St. Louis County property record states 6.27 acres. Reconcile title, legal description, and boundary survey before reliance.

07 / DIRECT NEXT STEP

Request current terms. Walk the property. Ask better questions.

Current price and transaction terms are provided directly by the owner to qualified prospects. Private tours are available this week.

CALL OR TEXT (636) 634-8351

Johnny Ihmoud, Owner

Johnnyscd@gmail.com

sevenhillsdevelopment.com/current-terms

IMPORTANT DISCLOSURE

Information is believed accurate but is not warranted and is subject to change without notice. All zoning, acreage, dimensions, access, utilities, environmental conditions, title matters, traffic, demographic, housing, workforce, market, and feasibility information must be independently verified by the buyer. Prospective purchasers are responsible for confirming permitted uses, required approvals, and governmental regulations, including MoDOT and County access requirements. This memorandum is for informational purposes only and is not an offer to sell or lease.