



Real Estate
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St. Louis, Missouri 63108

FRIEDMAN
GROUP, LTD

AVAILABLE
314.367.2800

105 — 279 Acre Development Opportunity on Carlyle Lake



Photo of Tradewinds Marina

**100 Mulberry Grove Road (Hwy 10)
Keyesport, IL 62253**

**Sale Price \$22,000 per Acre
First Time Offered at This Price**

- 105 Acres with 1,400 Feet of Shoreline for Direct Access to the Lake (Parcels 3 and 4) - Parcels can be Sold Separately
- Property is the Only Lakefront Development Feasible at Present on Carlyle Lake - See Back for Aerial
- Approved TIF in Place
- Land is Cleared with Utilities to Site
- Property is Zoned for Resort Development
- Less than 1 Mile to Tradewinds Marina and Boat Ramp
- Over 2,800,000 Visitors Per Year Come to Carlyle Lake ¹
- Additional 174 Acres are Available for Development of Golf Course or Other Amenities (Parcels 1 and 2)
- One Hour from St. Louis via I-70 or I-64, 10 Minutes from I-70 on Highway 10 (Mulberry Grove Road)
- Additional Information Available Including Survey

(1) Source: University of Minnesota Study by the Department of Forest Resources of the College of Natural Resources and Agricultural Experiment Station

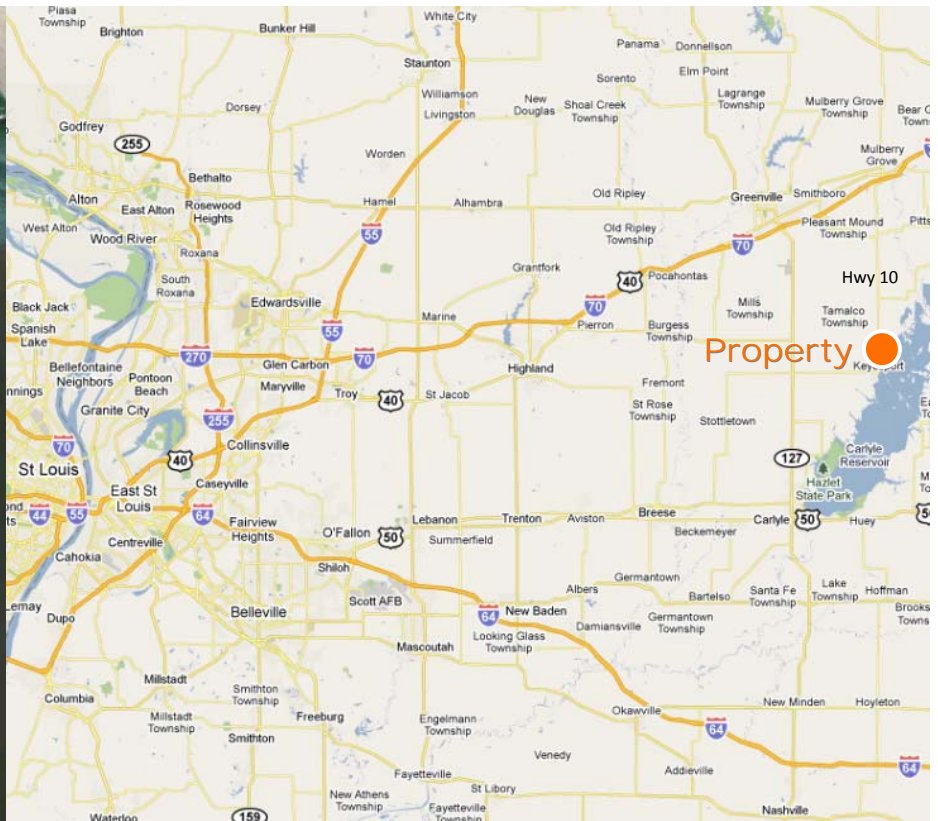
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