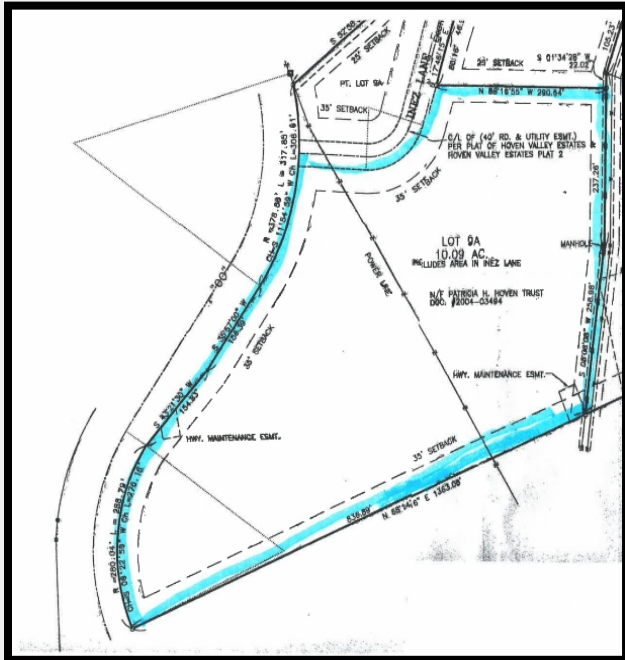


# 9 Inez, Pacific, MO 63069

**SALE PRICE: \$395,000**



**Contact:**

**Chip DeWitt**  
(314)503-3619

ChipDewitt23@gmail.com

Property is zoned for Multi-family units. Has water and sewers. 10 minutes to Dierbergs and Schnucks.  
20 minutes from I-270

**DIRECTIONS:**

*I-44 to Pacific exit east to right on Hwy 00 go under I-44 to corner of Hoven and Hwy 00*



17813 Edison Ave. Suite 200 ♦ Chesterfield, Missouri 63005

Office: (636) 532-1922 ♦ Fax: (636) 532-0222 ♦ info@shawrealtors.com ♦ www.shawrealtors.com

<b>Area Information / Property Description</b>	
<b>County</b>	Franklin
<b>Subdivision</b>	Hoven Valley Estates
<b>School District</b>	Meramec Valley R-III
<b>High School</b>	Pacific High School
<b>Middle School</b>	Riverbend School
<b>Elementary School</b>	Zitzman Elementary
<b>Lot Size</b>	10.09± Acres
<b>Lot Description</b>	IRR
<b>Street Access</b>	County Road
<b>Taxes</b>	\$23 / 2017
<b>Associations Fees &amp; Restrictions</b>	None
<b>Utilities</b>	Water: Public Electric: Yes Phone: Yes Sewer: Public

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.

**PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**

# Residential Lot Agent Only Format

Listing Number is 18028375

**ML#: 18028375 AD: 9 Inez, Pacific 63069 Area: Pacific/Meramec R Stat: Active**



<b>Agent ID:</b> sidewit	<b>BC:</b> SHAW	<b>Brkr:</b> Tom Shaw, REALTORS	<b>Ph:</b> 636-532-1922
<b>Tax Juris:</b> Franklin	<b>TI#:</b> 19-1-010-0-025-022200		<b>Tran:</b> Sale
<b>Muni/Twp:</b> Pacific	<b>Subdiv:</b> Hoven Valley Estates		<b>DA:</b> Y
<b>Schl Dist:</b> Meramec Valley R-III			<b>Taxes/Yr:</b> \$23/2017
<b>EL:</b> Zitzman Elem.	<b>JR:</b> Riverbend Schoo	<b>SR:</b> Pacific High	<b>Agmt Type:</b> XR/NOTA
<b>SA:</b> 0	<b>BA:</b> 2.9	<b>TA:</b> 2.9	<b>Pr/Sqft:</b>
			<b>AF\$:</b> /

Description	
<b>Type:</b> City, Multi-Family	<b>AC:</b> 10.090
<b>Desc:</b> Corner Lot	<b>Lot Dim:</b> irr
<b>Topo:</b> Gently Rolling, Some Wooded, Some Open	<b>Rd Front:</b>
<b>Foliag:</b> Natural State	<b># Lots:</b> 1
<b>Restrct:</b> City, No Mobile Homes	<b>SqFt Lot:</b> 439,520
	<b>Zoning:</b> multi-family
	<b>Assessmt:</b> No Assessments

**Directions:** i-44 to Pacific exit east to right on Hwy 00 go under I-44 to corner of Hoven and Hwy 00

**Remarks:** Property is zoned for Multi-family units. Has water and sewers. 10 minutes to Dierbergs and Schnucks. 20 minutes from I-270

### Miscellaneous

<b>Options:</b> Sell Entirely, Subject to Zoning	
<b>Improvements:</b> Some Underground Utl	
<b>Develop Status:</b> Surveyed	
<b>Docs at Office:</b> Aerial Photo, Legal Description, Survey	
<b>Discl:</b> City, Flood Plain No, Sellers Discl Not Av, Vacant Land	<b>Condition:</b> Unknown

### Utilities

<b>Utills at Site:</b> Electric, Telephone	<b>Cable Avl:</b>
<b>Water at Site:</b> Public	<b>Dist. W:</b>
<b>Sewer at Site:</b> Public	<b>Dist. S:</b>

### Financial Information

<b>1st Assumable:</b> No	<b>Assumption Bal:</b>	<b>Payment:</b>	<b>Payment Inc:</b>
<b>Years Remain:</b>	<b>Assump Int Rate:</b>	<b>Assump Fee:</b>	<b>2nd Mortgage:</b>
<b>Equity:</b>		<b>Net Income:</b>	<b>Orig List Price:</b> \$395,000
<b>Poss Buy \$:</b> No	<b>Spec Cond:</b> None		<b>Entry Date:</b>
<b>Selling Terms:</b> Cash, Conventional			

### Office Information

<b>Agent Name:</b> Chip DeWitt (ID: sidewit)	<b>Contact Phone:</b> Additional: 314-503-3619 Office: 636-532-1922
<b>Email Addr:</b> chipdewitt23@gmail.com	<b>Fax:</b> 636-534-8196
<b>Owner Name:</b>	<b>Owner Phone:</b>
<b>Occup Name:</b>	<b>Phone to Show:</b>
<b>Possession:</b> At Closing	<b>License Assist't Seller:</b> Designated Agent
<b>Show:</b> No Sign, Show at Will	<b>List Assoc#:</b>
	<b>Ad Code:</b>
	<b>CDOM:</b>

*Presented By: Michelle Cabral Phone: 636-236-4093*

All information herein has not been verified and is not guaranteed.

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