



## St. Clair Residential Development

30 +/- Acres | Franklin County, MO | \$824,000



### ADDRESS

001 E. Happy Sac Road  
Saint Clair, MO 63084

### LOCATION

From Union/HWY 47:  
Take HWY 47 south for 4.8 miles  
Turn right onto E. Happy Sac Road

### PROPERTY SUMMARY

Residential development opportunity along HWY 47 in St. Clair MO. This land has been platted and approved by the city of St. Clair. Electric, water, sewer and internet have been trenched/installed to the first phase of the development. Natural gas is available at the front of the subdivision. The project has been approved for 76 lots (2 of these have been built upon). Of these 76 lots, 16 have been approved for duplex style homes. The ground has been surveyed and lots are marked. Lots range from 10,000-20,000sf with the majority being 10,000-12,000sf. Full engineered plans are available to qualified buyers upon request. Unique opportunity to finish an already well thought out development in Franklin County. The subdivision is located less than 5 miles south of Union along HWY 47 and about 1 mile north of HWY 44. The land itself has been well-maintained and is ready for development!

[nationalland.com/listing/st-clair-residential-development](https://nationalland.com/listing/st-clair-residential-development)



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