

NEW MASTER
DEVELOPMENT



OLIVIA VILLAGE

THE HEART OF CREVE COEUR

OPENING
SPRING 2025

XTEAM
RETAIL ADVISORS



PRELIMINARY RENDERING ONLY

ABOUT CREVE COEUR

Creve Coeur is a premier community for business in the St. Louis Area because of its central location, amenities and high quality of life. Interstate 270, Interstate 64, Olive Boulevard and Lindbergh Boulevard connect Creve Coeur to the greater St. Louis Metropolitan Area. St. Louis Lambert International Airport is less than a 12 mile drive from the City of Creve Coeur.

Creve Coeur is a key node for technology, life sciences and health services in St. Louis. The city is home to Bayer Crop Science Division Headquarters and the Donald Danforth Plant Center. Eight of the 25 largest IT consulting firms, two of the largest banks, two of the largest international companies in the St. Louis Metropolitan Area are located in Creve Coeur.

3 MILE POPULATION ANALYSIS

POPULATION	HOUSEHOLDS	AVG HH INCOME
63,805	28,090	\$129,803



POPULATION:	19,730
HOUSEHOLDS:	8,222
AVG HH INCOME:	\$168,707
EMPLOYEES:	29,423
DAYTIME POP:	35,669



ABOUT OLIA VILLAGE



POSITIONING STATEMENT

Set within the rolling hills of Creve Coeur, Olia Village is a sophisticated urban locale with boundless experience. The juxtaposition of eclectic restaurants, peaceful trails, innovative businesses and upscale residences within a natural landscape embodies the best life can offer. Explore a community rich with art, culture and enthusiasm within the heart of Creve Coeur.

ABOUT THE NAME

The name Olia Village originated from two sources, Olea, the genus of Olive trees and Olga Monsanto, wife of Monsanto founder John Queeny. Olga means “holy” in Russian and “hearty and holy” in its diminutive form, Olya. The modern Anglo-American spelling of Olya is Olia, meaning “blessed, holy, olive tree,” which elegantly encapsulates the nature-forward development and pays homage to the area’s significant history. “Village” appropriately defines the sustainable and autonomous community created within the bustling St. Louis Metropolitan Area.



WHAT'S COMING



THE STRAND

AT OLIA VILLAGE

1.5 MILE WALKING TRAIL AROUND THE DEVELOPMENT

RETAIL

Olia Village provides an unbeatable location with a cosmopolitan oasis. A planned vibrant, amenity-rich shopping community that will serve Creve Coeur and beyond. The bustling main street at Olia Village will feature a unique collage of boutique shops and popular retailers to appeal to a wide variety of shoppers in a pedestrian-friendly environment.

HOMES

Residents at Olia Village have it all; a diverse, multi-generational community with diverse housing offerings steps away from first-class shopping, dining and work, conveniently located in the beautiful scenic hills of Creve Coeur.

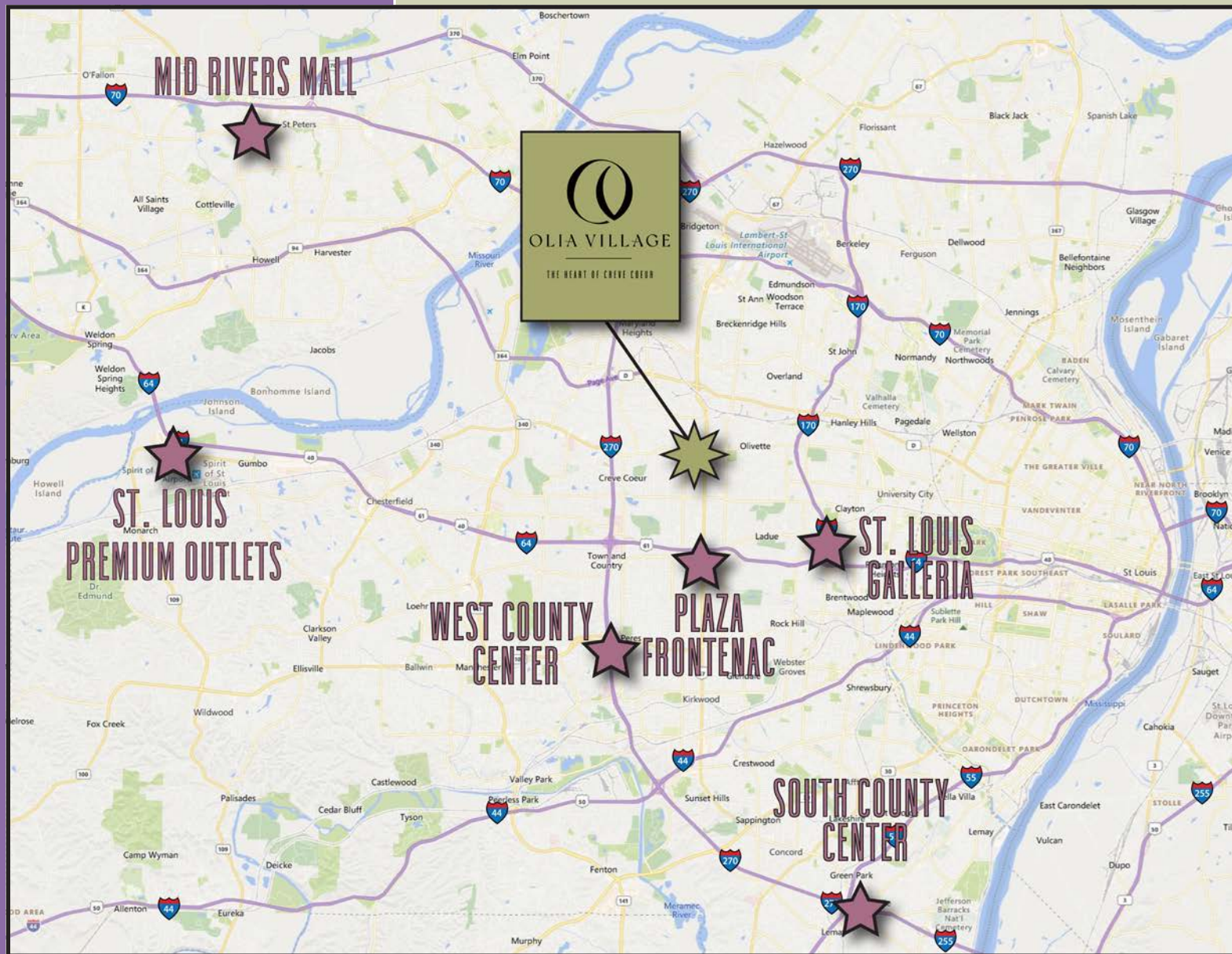
OFFICES

Olia Village provides the optimal work experience, offering the convenience of a metropolitan city with easy access to major highways and walking distance to the area's finest shops, restaurants, picturesque trails and parkland.

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



ST. LOUIS MARKET MAP

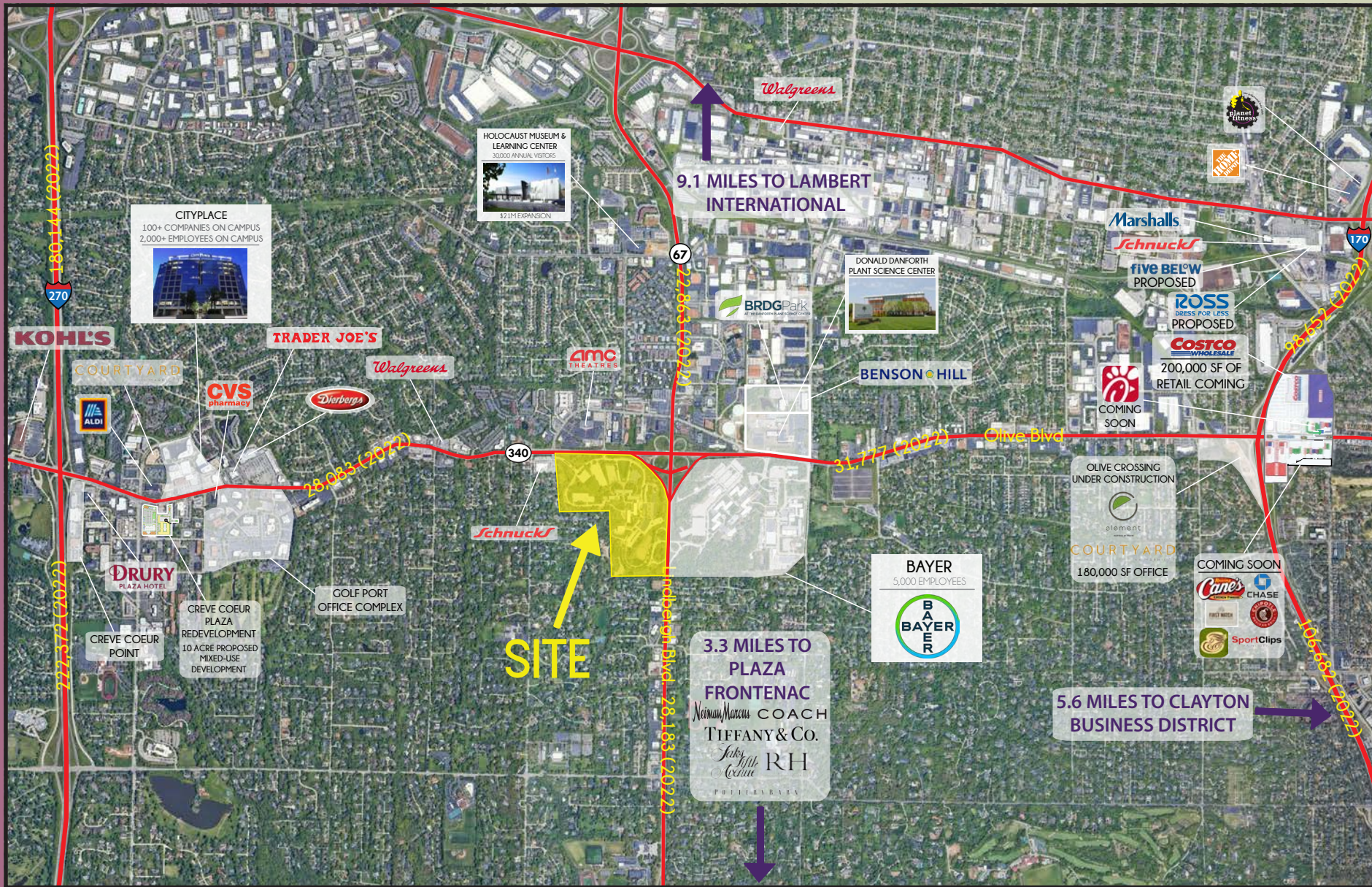


ST. LOUIS

The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



CREVE COEUR AERIAL



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



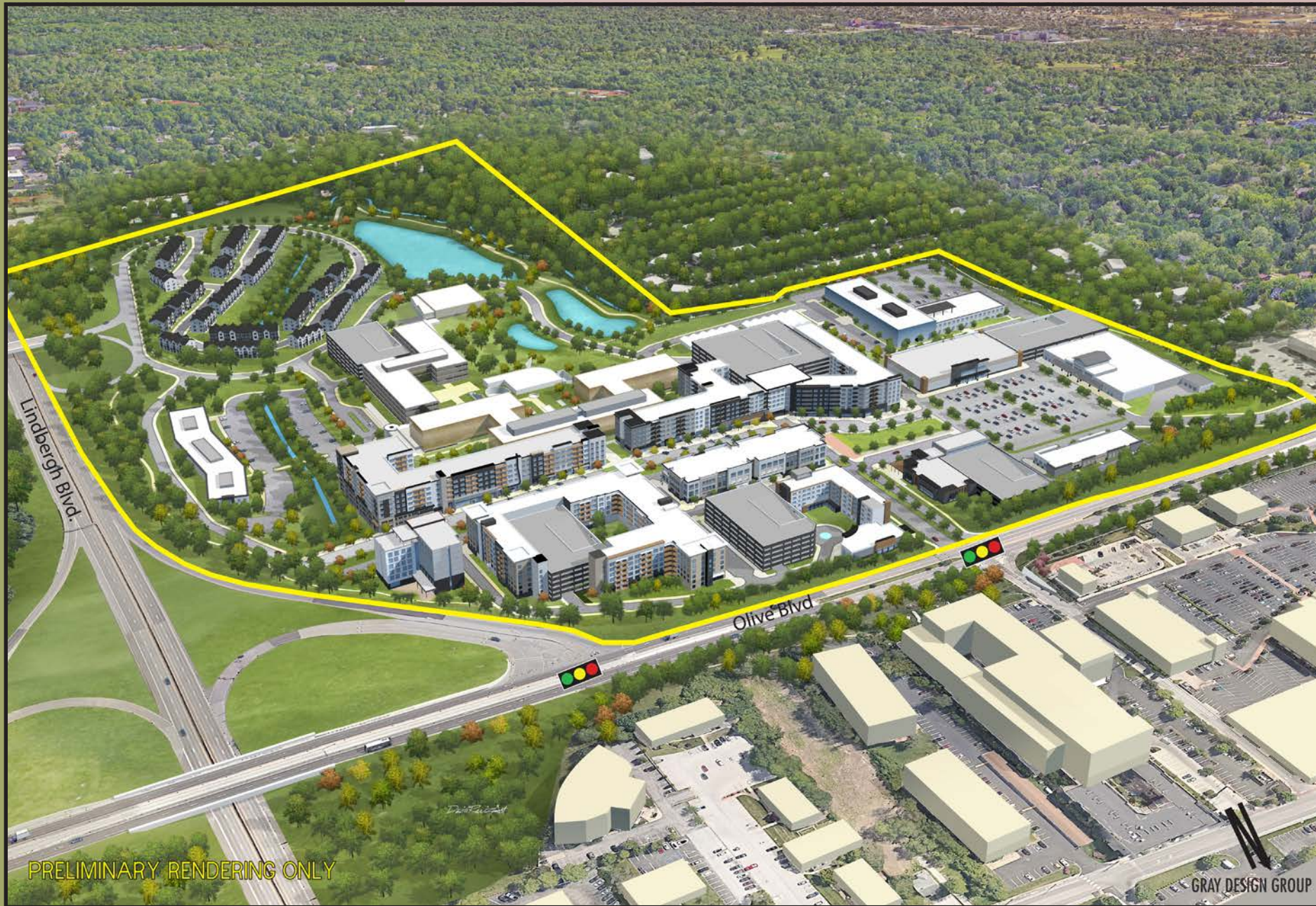
CREVE COEUR ZOOM AERIAL



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



OLIA VILLAGE RENDERING



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



CONTACT



OLIVIA VILLAGE

THE HEART OF CREVE COEUR



RICK SPECTOR

314.282.9827 (DIRECT)

314.708.2009 (MOBILE)

RICK@L3CORP.NET

REBECCA THESSSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

REBECCA@L3CORP.NET