

1662 fenton business park ct fenton mo 63026

1662 Fenton Business Park Ct, Fenton, MO 63026: A Deep Dive into a Suburban Commercial Address

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Keyword: 1662 Fenton Business Park Ct, Fenton, MO 63026

1. Historical Context of the Area Surrounding 1662 Fenton Business Park Ct

Fenton, Missouri, has experienced significant growth in recent decades, transforming from a primarily residential area to a hub for commercial activity. The development of business parks like the one encompassing 1662 Fenton Business Park Ct reflects this broader trend. The area's proximity to major highways (likely I-44 and other arterial roads) has been a key driver of its commercial appeal, facilitating easy access for businesses and employees. Understanding the historical land use patterns around 1662 Fenton Business Park Ct, including agricultural past, residential transitions, and the eventual zoning changes allowing for commercial development, is crucial to understanding its current state. This would involve research into historical maps, zoning records, and local newspaper archives to

pinpoint the evolution of this specific location.

The construction of 1662 Fenton Business Park Ct itself likely falls within a specific period of Fenton's commercial expansion. Analyzing building permits and county records would reveal the exact date of construction and the initial occupant(s) of the building. This historical perspective helps understand the building's role within the larger context of Fenton's business landscape.

2. Current Relevance of 1662 Fenton Business Park Ct

The current relevance of 1662 Fenton Business Park Ct depends on several factors:

Occupancy: Is the property currently occupied? If so, by what type of business?

Understanding the current tenant's industry and its success contributes significantly to assessing the property's value and market position. Publicly available records and online business directories can provide insights.

Market Value: Determining the current market value of 1662 Fenton Business Park Ct requires a comparative market analysis (CMA) of similar properties in the immediate vicinity. Factors like size, condition, amenities, and lease terms will influence its valuation. Data from commercial real estate databases and local brokers can help in this assessment.

Market Demand: Analyzing the overall demand for commercial space in Fenton, specifically in the business park where 1662 Fenton Business Park Ct is located, is crucial. Factors such as the local economy, job growth, and competition from other business parks would influence the property's attractiveness to potential tenants.

Infrastructure: The quality of surrounding infrastructure, including roads, utilities, and accessibility, directly affects the property's value and desirability.

The current relevance of 1662 Fenton Business Park Ct is intrinsically linked to its ability to attract and retain tenants. A vacant property holds less value than an occupied one, indicating a less favorable market position. A thorough analysis of these elements provides a comprehensive understanding of the property's current standing.

3. Detailed Analysis of the Property (1662 Fenton Business Park Ct)

To conduct a truly detailed analysis, we would need access to more specific information, such as:

Property Size and Features: The square footage of the building, the number of offices, parking availability, and any special amenities (e.g., loading docks, high ceilings) are crucial for understanding its suitability for different types of businesses.

Building Condition: The age and condition of the building significantly influence its value and appeal. Recent renovations or upgrades would enhance its attractiveness.

Zoning Regulations: The zoning regulations governing the property determine the types of businesses that can operate there. Understanding these regulations is crucial for assessing the property's potential uses.

Tax Assessments: Property tax assessments provide an indication of the assessed value of the property, which is a valuable piece of information.

By gathering and analyzing this information, a comprehensive profile of 1662 Fenton Business Park Ct can be created, offering a clear picture of its strengths and weaknesses in the current market.

4. Conclusion

1662 Fenton Business Park Ct, Fenton, MO 63026, represents a significant piece of the evolving commercial landscape of Fenton, Missouri. Its current relevance and future potential are tied to the broader economic health of the area and the specific characteristics of the property itself. A thorough understanding of its historical context, current market position, and physical attributes is necessary for a complete assessment. While this analysis has touched on key factors, access to specific property records and market data is required for a definitive evaluation. Further research focusing on tenant history, lease agreements, and future development plans for the immediate area would provide even greater insight into the long-term prospects of 1662 Fenton Business Park Ct.

FAQs

1. What type of businesses are typically located in Fenton Business Parks? Fenton's business parks tend to attract a variety of businesses, including light manufacturing, distribution centers, office spaces for smaller companies, and potentially retail establishments depending on the specific park's zoning.
1. How accessible is 1662 Fenton Business Park Ct? Accessibility depends on its proximity to major roads and highways. This would need to be verified by checking its location on a map and considering traffic patterns.
1. What is the average rental rate for similar properties in the area? Rental rates vary depending on size, condition, and amenities. Checking listings from commercial real estate brokers in the area would provide an accurate range.
1. What are the property taxes associated with 1662 Fenton Business Park Ct? Property tax information is publicly available through the relevant county assessor's office.
1. Are there any environmental concerns associated with the property? An environmental assessment would be necessary to identify potential environmental hazards.

1. What are the current vacancies in the Fenton Business Park? This information could be obtained from commercial real estate brokers or local business directories.
1. What is the future development outlook for the Fenton area? Local government planning documents and economic development forecasts can shed light on future development plans.
1. What are the potential risks associated with investing in 1662 Fenton Business Park Ct? Risks could include market fluctuations, changes in zoning regulations, and the condition of the building itself.
1. How can I find more information on 1662 Fenton Business Park Ct? County records, commercial real estate websites, and local brokers can provide more detailed information.

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