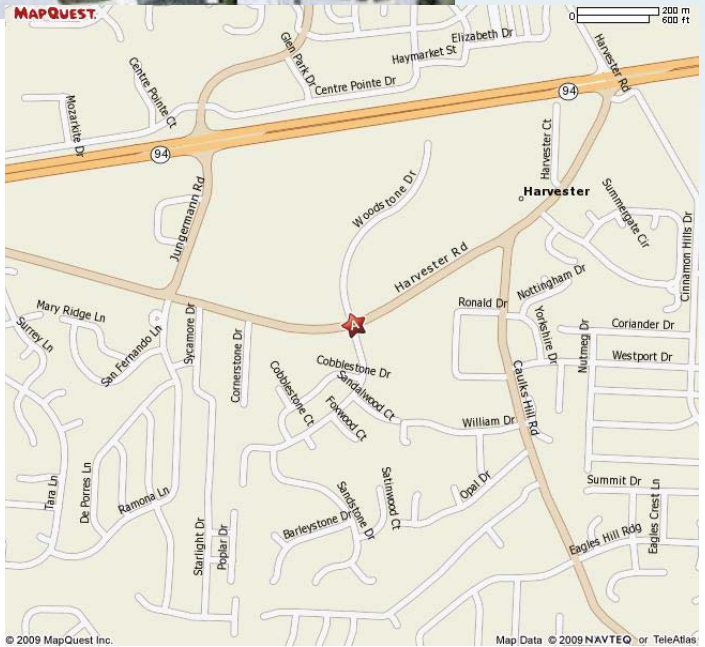


# LAND FOR SALE

WOODSTONE & S. OLD HWY 94  
ST. CHARLES, MO 63304



**Acreage:** 4.06 ac  
**Frontage:** Woodstone & Old Hwy 94  
**Zoning:** C-3  
**Municipality:** St. Peters  
**Traffic Count:** 21,466 Harvester Road  
South of Highway 94  
**Sale Price:** \$6.90/sf  
will divide

**Patricia McKelvey**  
636-448-1294 Cell  
pmckelvey@mckelveyproperties.com

**Shari Nevels**  
636-448-1293 cell  
snevels@mckelveyproperties.com

2010 Bluestone Drive,  
St. Charles, Missouri 63303  
636-669-9111 / office  
636-669-9117 / fax

**DIRECTIONS:** Hwy 94 to south on Harvester Road,  
continue on as Harvester Road becomes S. Old Hwy 94  
to Woodstone.

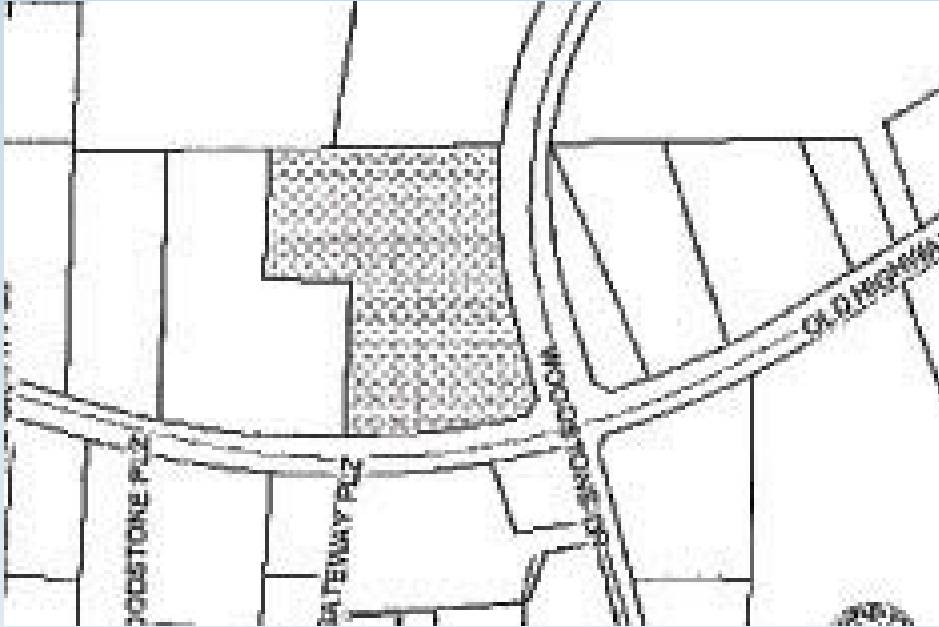


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# SITE LAYOUT

WOODSTONE & S. OLD HWY 94  
ST. CHARLES, MO 63304

# MP






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# DEMOGRAPHICS

## WOODSTONE & S. OLD HWY 94 ST. CHARLES, MO 63304



4025	4025 Harvest Meadow Dr Saint Peters, MO 63376 Radius: 1.0 mile	4025 Harvest Meadow Dr Saint Peters, MO 63376 Radius: 3.0 mile	4025 Harvest Meadow Dr Saint Peters, MO 63376 Radius: 5.0 mile
<b>Latitude: 38.753169</b> <b>Longitude: -90.584211</b>			
	<b>2000 Total Population</b> 9,010 2000 Group Quarters 36 <b>2007 Total Population</b> 9,713 <b>2012 Total Population</b> 10,716 2007 - 2012 Annual Rate 1.98%	<b>2000 Total Population</b> 87,532 2000 Group Quarters 267 <b>2007 Total Population</b> 96,189 <b>2012 Total Population</b> 107,022 2007 - 2012 Annual Rate 2.16%	<b>2000 Total Population</b> 148,311 2000 Group Quarters 1,181 <b>2007 Total Population</b> 164,666 <b>2012 Total Population</b> 184,002 2007 - 2012 Annual Rate 2.25%
	<b>2000 Households</b> 3,315 2000 Average Household Size 2.71 <b>2007 Households</b> 3,690 2007 Average Household Size 2.62 <b>2012 Households</b> 4,119 2012 Average Household Size 2.59 2007 - 2012 Annual Rate 2.22% <b>2000 Families</b> 2,541 2000 Average Family Size 3.13 <b>2007 Families</b> 2,733 2007 Average Family Size 3.08 <b>2012 Families</b> 2,985 2012 Average Family Size 3.07 2007 - 2012 Annual Rate 1.78%	<b>2000 Households</b> 30,312 2000 Average Household Size 2.88 <b>2007 Households</b> 34,360 2007 Average Household Size 2.79 <b>2012 Households</b> 38,660 2012 Average Household Size 2.76 2007 - 2012 Annual Rate 2.39% <b>2000 Families</b> 23,990 2000 Average Family Size 3.26 <b>2007 Families</b> 26,377 2007 Average Family Size 3.2 <b>2012 Families</b> 29,092 2012 Average Family Size 3.19 2007 - 2012 Annual Rate 1.98%	<b>2000 Households</b> 54,094 2000 Average Household Size 2.72 <b>2007 Households</b> 61,855 2007 Average Household Size 2.64 <b>2012 Households</b> 69,869 2012 Average Household Size 2.62 2007 - 2012 Annual Rate 2.47% <b>2000 Families</b> 40,231 2000 Average Family Size 3.18 <b>2007 Families</b> 44,462 2007 Average Family Size 3.13 <b>2012 Families</b> 49,123 2012 Average Family Size 3.12 2007 - 2012 Annual Rate 2.01%
	<b>2000 Housing Units</b> 3,368 Owner Occupied Housing Units 87.5% Renter Occupied Housing Units 10.8% Vacant Housing Units 1.7% <b>2007 Housing Units</b> 3,743 Owner Occupied Housing Units 87.5% Renter Occupied Housing Units 11.1% Vacant Housing Units 1.4% <b>2012 Housing Units</b> 4,188 Owner Occupied Housing Units 87.0% Renter Occupied Housing Units 11.4% Vacant Housing Units 1.6%	<b>2000 Housing Units</b> 30,893 Owner Occupied Housing Units 85.4% Renter Occupied Housing Units 12.6% Vacant Housing Units 2.0% <b>2007 Housing Units</b> 34,947 Owner Occupied Housing Units 85.3% Renter Occupied Housing Units 13.0% Vacant Housing Units 1.7% <b>2012 Housing Units</b> 39,385 Owner Occupied Housing Units 84.9% Renter Occupied Housing Units 13.3% Vacant Housing Units 1.8%	<b>2000 Housing Units</b> 55,606 Owner Occupied Housing Units 77.6% Renter Occupied Housing Units 19.6% Vacant Housing Units 2.8% <b>2007 Housing Units</b> 63,400 Owner Occupied Housing Units 77.5% Renter Occupied Housing Units 20.0% Vacant Housing Units 2.4% <b>2012 Housing Units</b> 71,569 Owner Occupied Housing Units 77.2% Renter Occupied Housing Units 20.5% Vacant Housing Units 2.4%
<b>Median Household Income</b>			
	2000 \$60,378	\$62,333	\$57,951
	2007 \$75,792	\$78,060	\$73,217
	2012 \$88,161	\$91,607	\$85,217
<b>Median Home Value</b>			
	2000 \$115,499	\$120,914	\$118,527
	2007 \$185,022	\$193,852	\$190,837
	2012 \$200,296	\$214,334	\$209,807
<b>Per Capita Income</b>			
	2000 \$23,177	\$24,264	\$24,102
	2007 \$30,803	\$32,008	\$32,026
	2012 \$37,188	\$38,942	\$39,046
<b>Median Age</b>			
	2000 34.4	34.4	34.7
	2007 37.2	36.6	36.5
	2012 37.4	36.7	36.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2007 and 2012.