

Lot Size	1.2 acres
Frontage	138'+/- on Veterans Memorial
Zoning	C3
Municipality	City of O'Fallon
Utilities	At or near site
Traffic Count	7,808 ADT (2008)
Taxes	\$1,206.86 (2009)
Sale Price	\$5.00/sf

Beautiful corner site ideal for daycare, office, church, institutional or retail use.

Directions: I-70 to TR Hughes exit to right on Veterans Memorial Pkwy to property on right.

Patricia McKelvey

pmckelvey@mckelveyproperties.com

636-669-9111 office 636-669-9117 fax

2154 Bluestone Drive, St. Charles, Missouri 63303

www.mckelveyproperties.com



MCKELVEY PROPERTIES
building relationships . creating wealth

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.




COMMERCIAL LOT FOR SALE

8400 VETERANS MEMORIAL PKWY
O'FALLON, MISSOURI 63366



Longitude: -90.691566

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	7,400	54,816	102,817
2000 Group Quarters	208	386	518
2009 Total Population	7,542	72,607	139,108
2014 Total Population	7,683	81,218	157,757
2009 - 2014 Annual Rate	0.37%	2.27%	2.55%
 2000 Households	2,605	18,666	34,807
2000 Average Household Size	2.76	2.92	2.94
2009 Households	2,758	25,744	48,484
2009 Average Household Size	2.66	2.81	2.86
2014 Households	2,845	29,137	55,383
2014 Average Household Size	2.63	2.77	2.84
2009 - 2014 Annual Rate	0.62%	2.51%	2.7%
2000 Families	1,969	15,068	28,155
2000 Average Family Size	3.17	3.25	3.28
2009 Families	1,982	19,990	36,085
2009 Average Family Size	3.12	3.18	3.24
2014 Families	1,991	22,156	42,798
2014 Average Family Size	3.12	3.18	3.25
2009 - 2014 Annual Rate	0.09%	2.08%	2.36%
 2000 Housing Units	2,700	19,239	35,857
Owner Occupied Housing Units	81.9%	86.5%	86.3%
Renter Occupied Housing Units	14.9%	10.6%	10.7%
Vacant Housing Units	3.2%	2.9%	3.0%
2009 Housing Units	2,896	28,996	50,909
Owner Occupied Housing Units	78.8%	84.2%	84.2%
Renter Occupied Housing Units	16.5%	11.1%	11.1%
Vacant Housing Units	4.8%	4.6%	4.8%
2014 Housing Units	2,995	30,591	58,235
Owner Occupied Housing Units	78.2%	83.9%	84.0%
Renter Occupied Housing Units	16.8%	11.4%	11.1%
Vacant Housing Units	5.0%	4.8%	4.9%
Median Household Income			
2000	\$52,340	\$56,982	\$60,272
2009	\$67,566	\$75,909	\$81,426
2014	\$65,290	\$80,331	\$90,315
Median Home Value			
2000	\$106,732	\$115,804	\$122,864
2009	\$160,225	\$177,270	\$187,546
2014	\$193,392	\$215,015	\$228,532
Per Capita Income			
2000	\$19,996	\$21,346	\$22,655
2009	\$27,699	\$30,391	\$33,024
2014	\$28,684	\$31,921	\$34,793
Median Age			
2000	33.1	32.0	32.6
2009	33.2	32.8	33.3
2014	33.1	32.8	33.2

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 2009 and 2014.



MCKELVEY PROPERTIES
building relationships . creating wealth