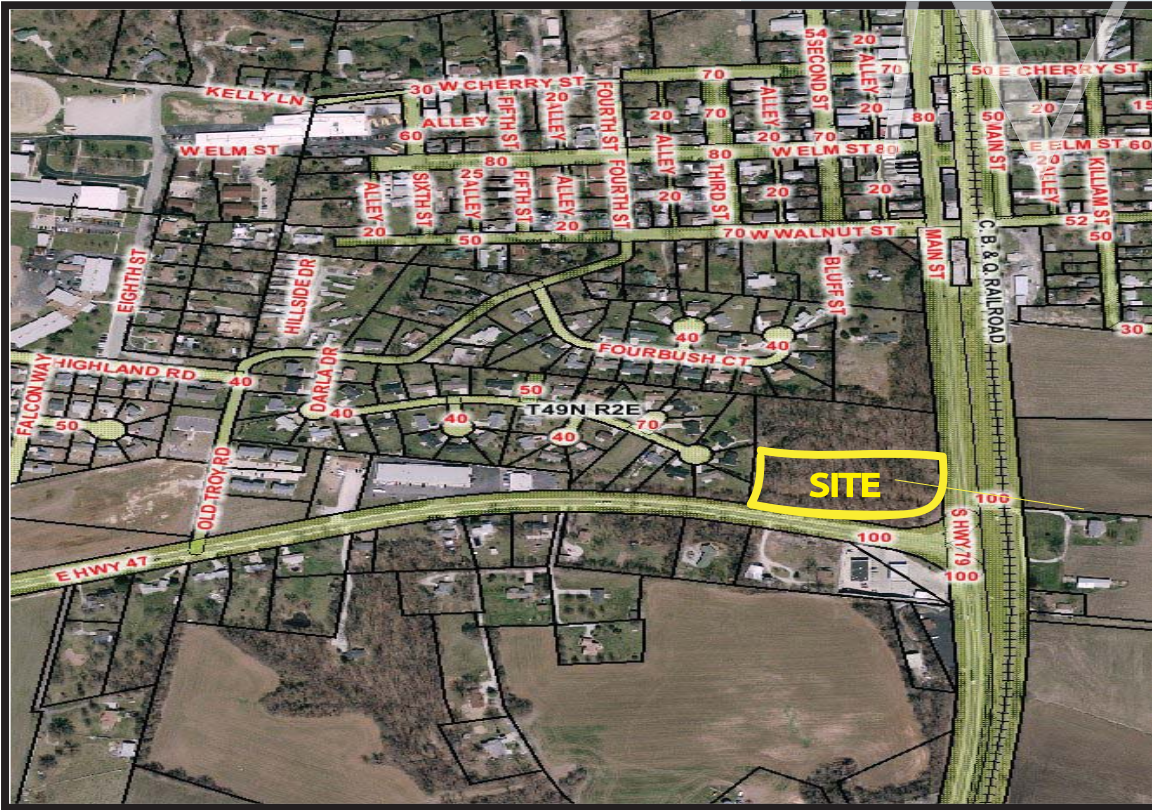


RETAIL LAND FOR SALE

HWY 47 & 79
WINFIELD, MO 63389



- Lot Size:** 2.5+/- Acres (108,900 sf) *
- Frontage:** 300' on Hwy 47
290' on Hwy 79
- Zoning:** Commercial
- Municipality:** Unincorporated Lincoln County
- Topography:** Level
- Utilities:** At or near site
- Traffic Count:** 10,790 on Hwy 79
(2008 ADT) 7,346 on Hwy 47
- Sale Price:** \$650,000.00 (\$5.97/sq.ft.)

* opportunity for 3.5 additional acreage

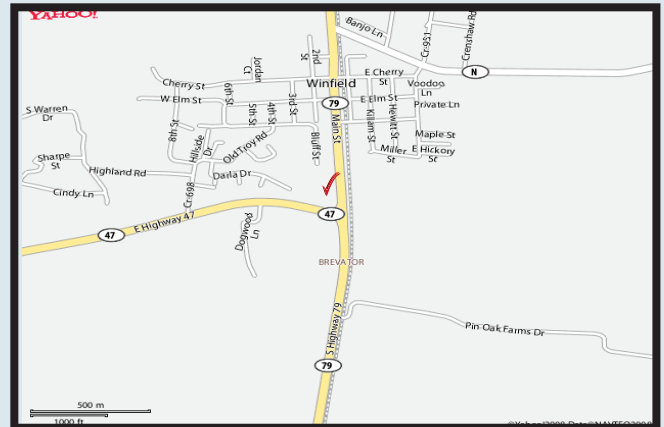
Patricia McKelvey

pmckelvey@mckelveyproperties.com

636-448-1294 / mobile



2154 Bluestone Drive
St. Charles, Missouri 63303
636-669-9111 / office
636-669-9117 / fax



Great Visibility from Both Directions

Excellent commercial, corner lot. Would be ideal for convenience store / gas station.




DIRECTIONS: Take Hwy 79 North to northwest corner of Hwy 79 & Hwy 47.



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SR 47 and SR-79, Winfield, M...

Latitude: 38.990524
Longitude: -90.738093
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	630	1,772	5,507
2000 Group Quarters	8	12	14
2009 Total Population	1,074	2,370	6,971
2014 Total Population	1,238	2,736	8,023
2009 - 2014 Annual Rate	2.88%	2.91%	2.85%
 2000 Households	331	657	1,994
2000 Average Household Size	2.48	2.68	2.75
2009 Households	433	887	2,544
2009 Average Household Size	2.46	2.66	2.73
2014 Households	500	1,026	2,936
2014 Average Household Size	2.46	2.65	2.73
2009 - 2014 Annual Rate	2.92%	2.95%	2.91%
2000 Families	228	475	1,509
2000 Average Family Size	2.97	3.14	3.17
2009 Families	285	617	1,859
2009 Average Family Size	3.01	3.18	3.21
2014 Families	321	698	2,104
2014 Average Family Size	3.05	3.21	3.23
2009 - 2014 Annual Rate	2.41%	2.5%	2.51%
 2000 Housing Units	359	751	2,207
Owner Occupied Housing Units	62.7%	68.6%	74.6%
Renter Occupied Housing Units	25.6%	20.7%	15.2%
Vacant Housing Units	11.7%	10.7%	10.2%
2009 Housing Units	487	977	2,794
Owner Occupied Housing Units	61.6%	68.6%	74.5%
Renter Occupied Housing Units	27.3%	22.2%	16.6%
Vacant Housing Units	11.1%	9.2%	8.9%
2014 Housing Units	563	1,130	3,221
Owner Occupied Housing Units	62.8%	69.4%	74.6%
Renter Occupied Housing Units	26.1%	21.4%	16.5%
Vacant Housing Units	11.2%	9.2%	8.8%
Median Household Income			
2000	\$40,820	\$41,114	\$44,080
2009	\$56,119	\$55,105	\$56,796
2014	\$60,527	\$60,027	\$60,138
Median Home Value			
2000	\$72,931	\$81,935	\$88,333
2009	\$103,409	\$121,799	\$134,074
2014	\$125,298	\$148,237	\$163,408
Per Capita Income			
2000	\$18,834	\$18,054	\$17,395
2009	\$23,719	\$22,633	\$22,211
2014	\$24,319	\$23,202	\$22,750
Median Age			
2000	33.4	33.7	34.4
2009	35.1	35.4	36.3
2014	35.5	35.6	36.5

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.

