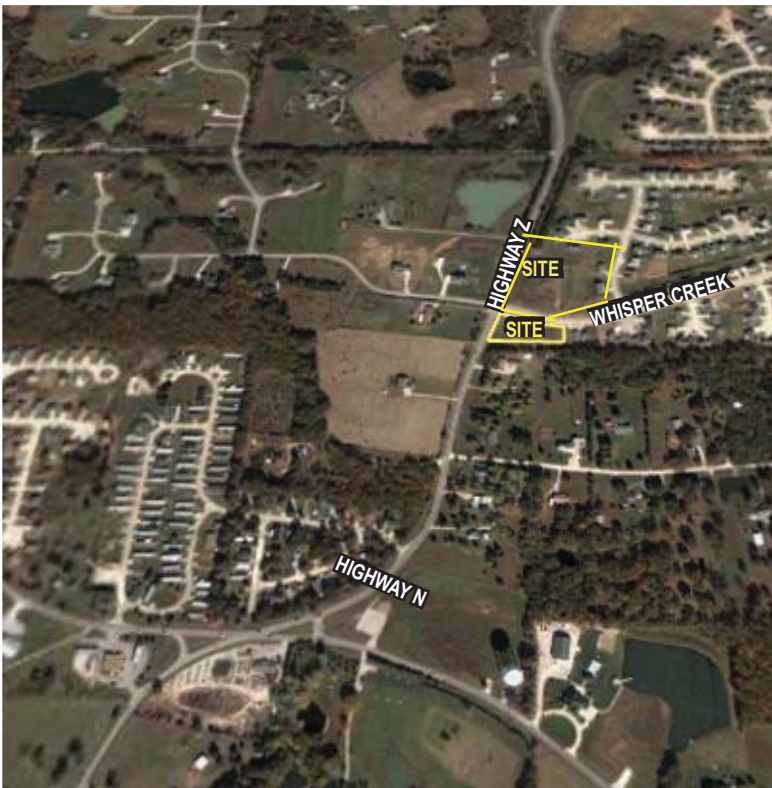


LAND FOR SALE

Lots 1 & 2 Whisper Creek & Hwy Z

Wentzville, MO 63385



Lot Size	Lot 1 - 1.174 ac, Lot 2 - 2 ac
Frontage	Highway Z
Zoning	C3
Municipality	City of Wentzville
Topography	Level
Utilities	All at site
Taxes	Lot 1 - \$1,619.69 Lot 2 - \$4,286.38
Sale Price	\$6.50/sf

This site is located at the busy intersection of Highway Z & Whisper Creek. Only 2 miles from Interstate 70 and less than 1/2 mile from Highway N.

Land is level and ready for construction. Ideal for Day Care, Professional Office, Drive Through or any other business needing stand alone on a busy thoroughfare.

Directions: Interstate 70 to Highway Z south 2 miles to Whisper Creek.



MCKELVEY PROPERTIES
building relationships . creating wealth

Patricia McKelvey

pmckelvey@mckelveyproperties.com

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

2154 Bluestone Drive

St. Charles, Missouri 63303

www.mckelveyproperties.com

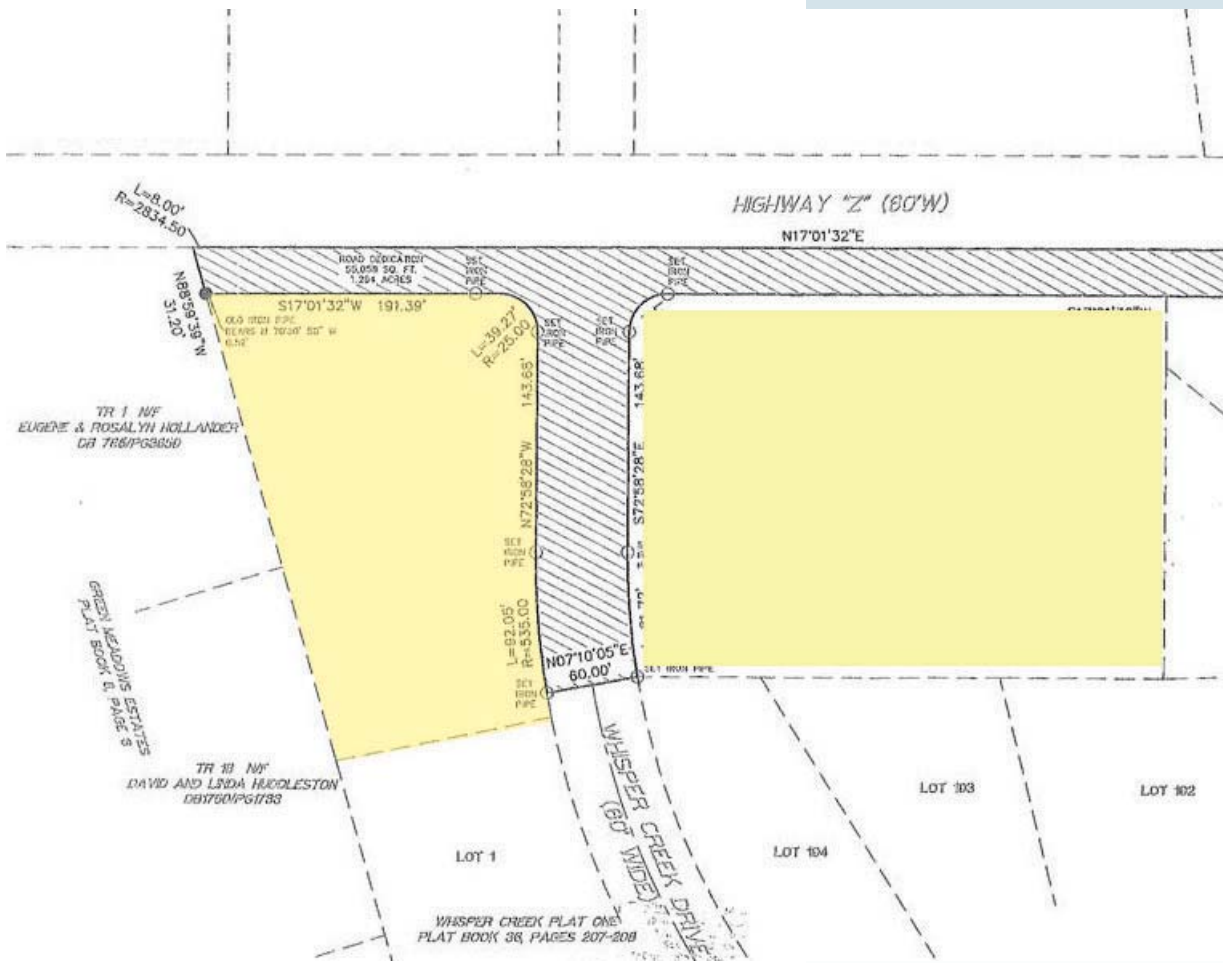
No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

LAND FOR SALE

LOT 1 & LOT 2 HWY Z & WHISPER CREEK
WENTZVILLE, MISSOURI 63385

MP

Survey






LAND FOR SALE

LOT 1 - HWY Z & WHISPER CREEK
WENZTVILLE, MISSOURI 63385



Lat: 38.759247, Lon: -90.865601
38.759247, -90.865601

Latitude: 38.759247
Longitude: -90.865601
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	422	3,793	20,001
2000 Group Quarters	0	0	126
2009 Total Population	482	11,062	36,130
2014 Total Population	511	13,654	42,771
2009 - 2014 Annual Rate	1.18%	4.3%	3.43%
 2000 Households	131	1,262	7,182
2000 Average Household Size	3.22	3	2.77
2009 Households	155	3,930	13,235
2009 Average Household Size	3.11	2.81	2.72
2014 Households	166	4,911	15,787
2014 Average Household Size	3.08	2.78	2.7
2009 - 2014 Annual Rate	1.38%	4.56%	3.59%
2000 Families	114	1,059	5,640
2000 Average Family Size	3.46	3.28	3.13
2009 Families	132	3,120	10,077
2009 Average Family Size	3.39	3.14	3.11
2014 Families	140	3,815	11,795
2014 Average Family Size	3.38	3.12	3.12
2009 - 2014 Annual Rate	1.18%	4.1%	3.2%
 2000 Housing Units	134	1,363	7,716
Owner Occupied Housing Units	89.1%	86.3%	76.6%
Renter Occupied Housing Units	6.6%	6.6%	16.8%
Vacant Housing Units	4.4%	7.1%	6.6%
2009 Housing Units	162	4,424	14,669
Owner Occupied Housing Units	87.6%	84.8%	76.7%
Renter Occupied Housing Units	8.1%	4.1%	13.5%
Vacant Housing Units	4.3%	11.2%	9.8%
2014 Housing Units	175	5,573	17,566
Owner Occupied Housing Units	86.3%	84.1%	76.7%
Renter Occupied Housing Units	8.6%	4.0%	13.2%
Vacant Housing Units	5.1%	11.9%	10.1%
Median Household Income			
2000	\$61,769	\$59,230	\$58,405
2009	\$76,941	\$72,165	\$73,048
2014	\$83,975	\$72,623	\$74,845
Median Home Value			
2000	\$187,500	\$168,801	\$151,344
2009	\$285,000	\$202,670	\$206,894
2014	\$333,333	\$239,061	\$242,306
Per Capita Income			
2000	\$26,256	\$24,755	\$25,079
2009	\$32,894	\$32,658	\$32,909
2014	\$34,130	\$33,566	\$34,075
Median Age			
2000	37.5	36.3	36.6
2009	41.4	37.8	38.7
2014	42.0	38.1	39.0

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.

