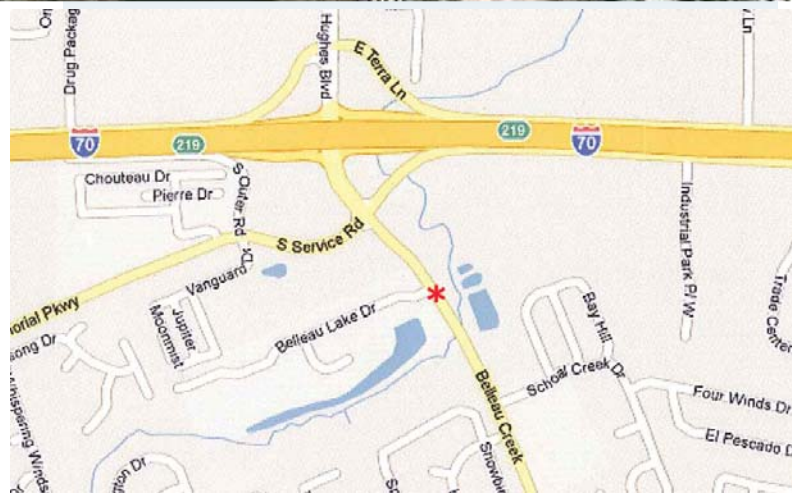


LAND FOR SALE

805 BELLEAU CREEK
ST. PETERS, MO 63376



Lot Size: 1.268 Acres
Topography: Flat
Frontage: 100'
Zoning: Commercial
Municipality: O'Fallon
Taxes: \$6,545 (2009)
Traffic Count: 12,700 VPD
Sale Price:: \$12 per sq.ft.



Land next to Quik Trip and near I-70,
ready to develop

Rich Goodman
314-659-9175 cell
rgoodman@mckelveyproperties.com

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

DIRECTIONS: I-70 West to TR Hughes Blvd. Site is on the south side of Quik Trip.



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Demographics

805 Belleau Creek
St. Peters, MO 63376






Lat: 38.800366, Lon: -90.677...

Latitude: 38.800366

Longitude: -90.677653

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	7,893	54,482	109,915
2000 Group Quarters	96	364	573
2009 Total Population	8,416	70,516	141,512
2014 Total Population	8,746	78,428	158,339
2009 - 2014 Annual Rate	0.77%	2.15%	2.27%
 2000 Households	2,654	18,584	36,996
2000 Average Household Size	2.94	2.91	2.96
2009 Households	2,937	24,933	49,365
2009 Average Household Size	2.83	2.81	2.86
2014 Households	3,083	28,019	55,720
2014 Average Household Size	2.81	2.79	2.83
2009 - 2014 Annual Rate	0.98%	2.36%	2.45%
2000 Families	2,130	14,945	30,035
2000 Average Family Size	3.28	3.25	3.29
2009 Families	2,267	19,358	38,781
2009 Average Family Size	3.23	3.2	3.24
2014 Families	2,332	21,340	43,016
2014 Average Family Size	3.23	3.2	3.24
2009 - 2014 Annual Rate	0.57%	1.97%	2.09%
 2000 Housing Units	2,712	19,136	38,023
Owner Occupied Housing Units	90.2%	86.3%	86.7%
Renter Occupied Housing Units	7.6%	10.8%	10.5%
Vacant Housing Units	2.2%	3.0%	2.8%
2009 Housing Units	3,037	26,092	51,679
Owner Occupied Housing Units	87.7%	84.9%	84.4%
Renter Occupied Housing Units	9.1%	10.7%	11.1%
Vacant Housing Units	3.3%	4.4%	4.5%
2014 Housing Units	3,191	29,358	58,429
Owner Occupied Housing Units	87.2%	84.6%	84.2%
Renter Occupied Housing Units	9.4%	10.8%	11.2%
Vacant Housing Units	3.4%	4.6%	4.6%
Median Household Income			
2000	\$59,069	\$57,242	\$60,457
2009	\$77,544	\$76,136	\$80,513
2014	\$81,196	\$81,132	\$88,391
Median Home Value			
2000	\$113,896	\$113,955	\$120,413
2009	\$171,492	\$174,900	\$184,038
2014	\$209,075	\$212,906	\$224,659
Per Capita Income			
2000	\$21,445	\$21,408	\$22,462
2009	\$30,761	\$30,395	\$32,350
2014	\$32,003	\$31,954	\$34,050
Median Age			
2000	32.5	32.2	32.6
2009	32.2	33.0	33.5
2014	32.5	33.0	33.4

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.

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