

**Lot Size:** 1.4 Acres  
**Frontage:** 30'  
**Zoning:** C-2  
**Municipality:** St. Peters  
**Traffic Count:** 22,242 (Mexico Rd)  
**Taxes:** \$4267 (2008)  
**Sale Price:** \$660,000.00

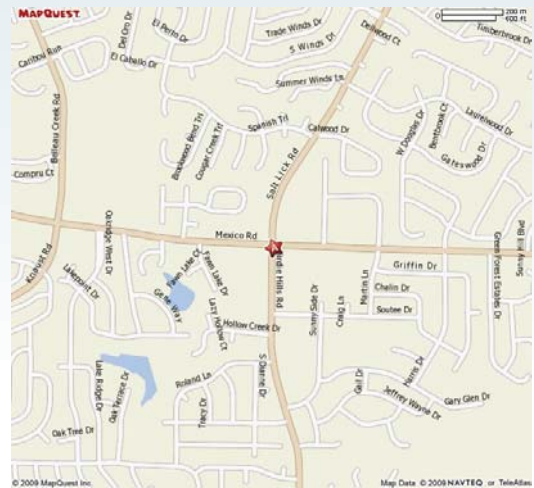
**Comments:** Retail development site/investment property. Established high traffic location in St. Peters. Near hotels, convenience stores, schools. Currently used as a parking/storage lot. Income potential from 90 vehicle spaces  
Cell tower income included.  
Some Seller financing.

**Rich Goodman**

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**DIRECTIONS:** Mexico Road to Birdie Hills Rd., left onto property.






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# DEMOGRAPHICS

104 BIRDIE HILLS RD  
St.Peters, MO 63376

# MP

	104 Birdie Hills Rd Saint Peters, MO 63376 Radius: 1.0 mile	104 Birdie Hills Rd Saint Peters, MO 63376 Radius: 3.0 mile	104 Birdie Hills Rd Saint Peters, MO 63376 Radius: 5.0 mile
Latitude	38.7871		
Longitude	-90.6621		
 2000 Total Population	10,774	59,938	133,857
2000 Group Quarters	15	323	751
2008 Total Population	11,985	71,577	169,415
2013 Total Population	13,175	80,736	194,003
2008 - 2013 Annual Rate	1.91%	2.44%	2.75%
 2000 Households	3,538	20,465	45,139
2000 Average Household Size	3.04	2.91	2.95
2008 Households	4,094	25,139	58,966
2008 Average Household Size	2.92	2.83	2.86
2013 Households	4,549	28,595	68,059
2013 Average Household Size	2.89	2.81	2.84
2008 - 2013 Annual Rate	2.13%	2.61%	2.91%
2000 Families	2,952	16,377	36,566
2000 Average Family Size	3.34	3.27	3.29
2008 Families	3,308	19,559	46,224
2008 Average Family Size	3.27	3.24	3.26
2013 Families	3,611	21,879	52,395
2013 Average Family Size	3.27	3.25	3.28
2008 - 2013 Annual Rate	1.77%	2.27%	2.54%
 2000 Housing Units	3,593	21,032	46,276
Owner Occupied Housing Units	92.2%	86.3%	86.4%
Renter Occupied Housing Units	6.3%	11.0%	10.9%
Vacant Housing Units	1.6%	2.7%	2.6%
2008 Housing Units	4,171	25,892	60,837
Owner Occupied Housing Units	90.7%	85.8%	85.1%
Renter Occupied Housing Units	7.4%	11.3%	11.8%
Vacant Housing Units	1.8%	2.9%	3.1%
2013 Housing Units	4,653	29,552	70,479
Owner Occupied Housing Units	89.8%	85.1%	84.2%
Renter Occupied Housing Units	8.0%	11.6%	12.3%
Vacant Housing Units	2.2%	3.2%	3.4%
<b>Median Household Income</b>			
2000	\$62,072	\$58,010	\$60,814
2008	\$81,668	\$78,956	\$80,053
2013	\$97,017	\$92,240	\$95,723
<b>Median Home Value</b>			
2000	\$114,221	\$112,916	\$120,421
2008	\$181,334	\$181,928	\$192,295
2013	\$186,808	\$188,672	\$198,525
<b>Per Capita Income</b>			
2000	\$22,546	\$21,645	\$22,857
2008	\$31,962	\$30,793	\$32,544
2013	\$40,074	\$38,983	\$42,111
<b>Median Age</b>			
2000	33.7	32.4	32.9
2008	35.0	33.1	33.7
2013	35.4	33.2	33.8

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 2008 and 2013.

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