



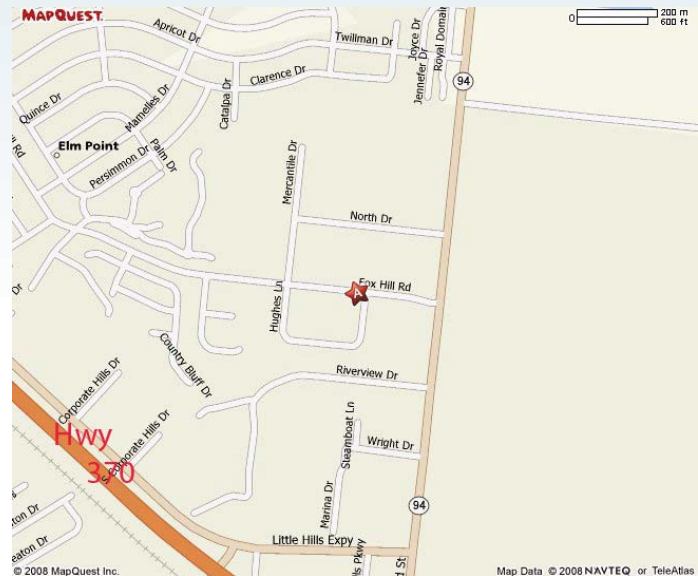
**Building Size:** 13,565 sf; 3,300+/- finished office  
**Drive in Doors:** (4) Overhead  
(2) 10' x 10'  
(2) 10' x 12'  
**Lot Size:** .96 acres  
**# of Stories:** One (1)  
**Year Built:** 2007  
**Municipality:** St. Charles  
**Parking:** 34 spaces  
**Utilities:** all at site  
**Traffic Count:** 16,564 Hwy 94 N of Hwy 370  
**2007 Taxes:** \$2,894.23  
**Sale Price:** \$840,000.00

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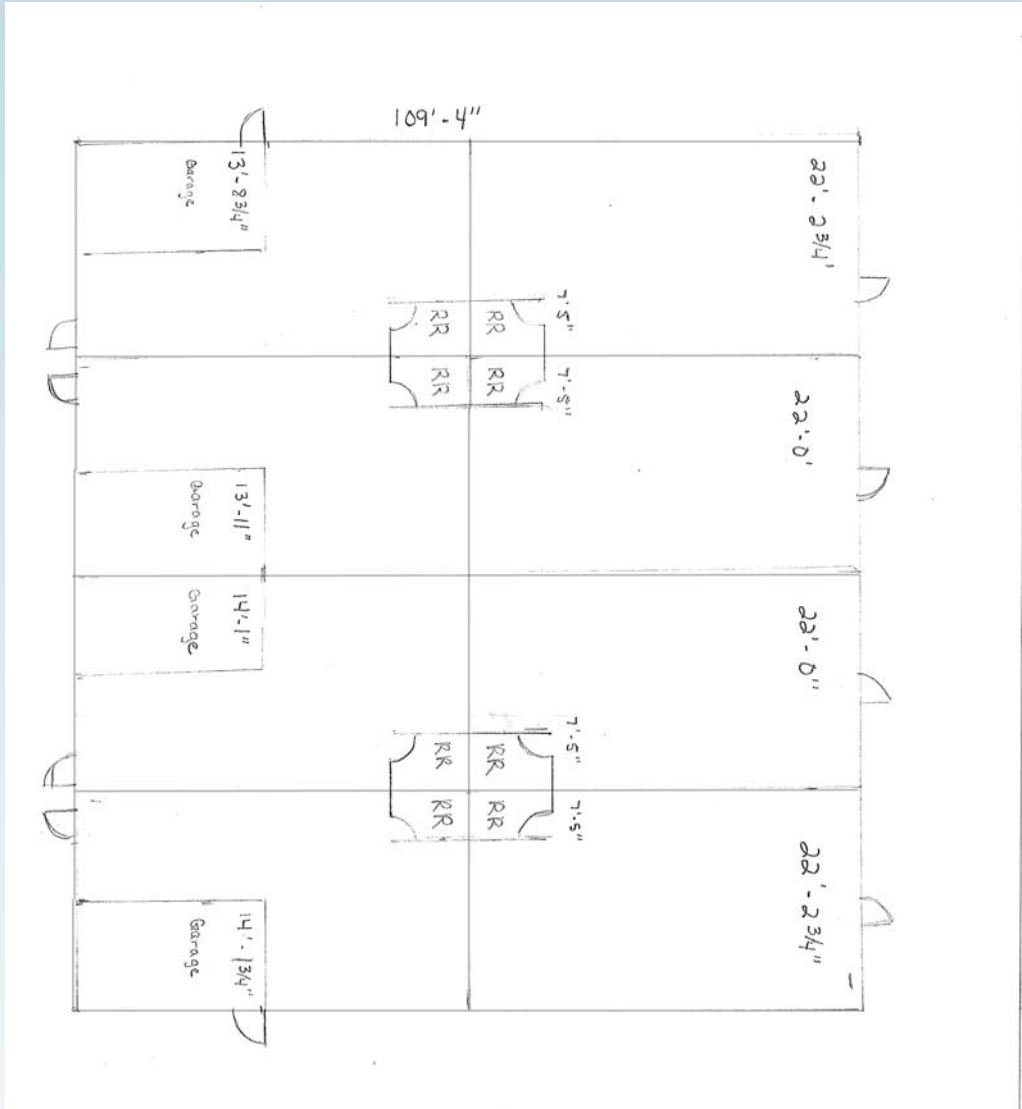
**DIRECTIONS:** Hwy 370 to north on Hwy 94 to left on Fox Hill to property on left.



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# FLOOR PLAN




209 Fox Hill Road  
St. Charles, MO 63301



# DEMOGRAPHICS

209 Fox Hill Drive  
St. Charles, MO 63301



Fox Hill	209 Fox Hill Rd Saint Charles, MO 63301 Radius: 1.0 mile	209 Fox Hill Rd Saint Charles, MO 63301 Radius: 3.0 mile	209 Fox Hill Rd Saint Charles, MO 63301 Radius: 5.0 mile
Latitude: 38.814341			
Longitude: -90.475687			
 2000 Total Population	4,858	32,083	72,855
2000 Group Quarters	80	2,414	2,812
2008 Total Population	5,599	34,185	78,547
2013 Total Population	6,207	36,792	84,626
2008 - 2013 Annual Rate	2.08%	1.48%	1.5%
 2000 Households	2,024	12,428	29,501
2000 Average Household Size	2.36	2.39	2.37
2008 Households	2,377	13,725	32,943
2008 Average Household Size	2.32	2.31	2.3
2013 Households	2,648	14,964	35,904
2013 Average Household Size	2.31	2.3	2.28
2008 - 2013 Annual Rate	2.18%	1.74%	1.74%
2000 Families	1,404	8,164	18,537
2000 Average Family Size	2.82	2.94	2.97
2008 Families	1,592	8,522	19,454
2008 Average Family Size	2.85	2.94	2.98
2013 Families	1,736	9,017	20,504
2013 Average Family Size	2.87	2.97	3.01
2008 - 2013 Annual Rate	1.75%	1.14%	1.06%
 2000 Housing Units	2,088	12,918	30,897
Owner Occupied Housing Units	66.6%	67.8%	61.8%
Renter Occupied Housing Units	30.3%	28.4%	33.7%
Vacant Housing Units	3.1%	3.8%	4.5%
2008 Housing Units	2,462	14,334	34,760
Owner Occupied Housing Units	66.3%	66.2%	59.1%
Renter Occupied Housing Units	30.3%	29.5%	35.7%
Vacant Housing Units	3.5%	4.2%	5.2%
2013 Housing Units	2,749	15,630	37,910
Owner Occupied Housing Units	65.7%	65.7%	57.8%
Renter Occupied Housing Units	30.6%	30.1%	36.9%
Vacant Housing Units	3.7%	4.3%	5.3%
<b>Median Household Income</b>			
2000	\$50,359	\$46,901	\$45,840
2008	\$68,090	\$59,757	\$59,066
2013	\$81,162	\$74,324	\$72,630
<b>Median Home Value</b>			
2000	\$131,286	\$104,448	\$100,268
2008	\$211,679	\$164,967	\$157,616
2013	\$218,071	\$170,821	\$166,545
<b>Per Capita Income</b>			
2000	\$23,742	\$22,504	\$22,801
2008	\$32,547	\$30,126	\$30,568
2013	\$40,308	\$37,359	\$37,615
<b>Median Age</b>			
2000	39.2	36.7	35.8
2008	39.2	38.0	37.2
2013	38.0	38.7	37.9

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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