

LAND FOR SALE

HAWK RIDGE CROSSING LAKE ST LOUIS, MO 63367



Acreage: 17.64
Frontage: 1,200' +/-
Municipality: Unincorporated St. Charles County
Zoning: HC - Highway Commercial
Utilities: All at site
Traffic Count: 35,149 VPD - I-64/40
Sale Price: \$5,762,988 (\$7.50/sq.ft.)
(outlots and pricing available)

- *Minutes from St. Louis
- *Immediately across from the Highway is recently opened upscale Meadows Shopping Center anchored by Von Maur, Bed Bath & Beyond, Old Navy and Banana Republic
- *Population growth within the trade area is projected to grow at a rate of 3% per year between 2006 & 2011

Lake St. Louis ranked No 9 recently by Money Magazine in its annual list of best places to live, calling it a “friendly town” with “myriad activities and low crime”.

CONTACT

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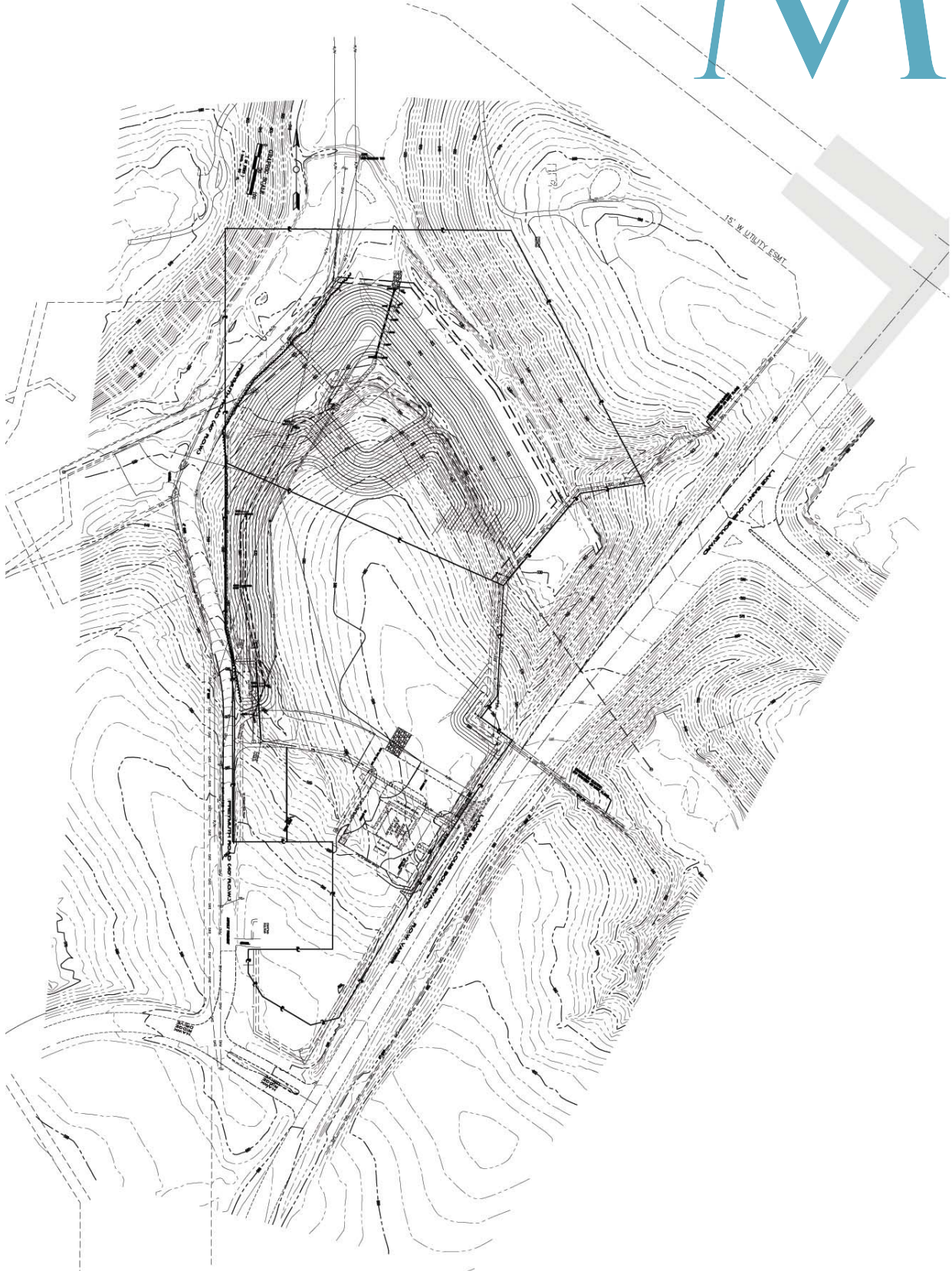
HAWK RIDGE CROSSING
LAKE ST. LOUIS, MISSOURI
CONCEPTUAL LAYOUT

Property Summary	
LOT NO.	AREA
LOT 1	0.31 AC. 22,245 SF
LOT 2	4.50 AC. 195,717 SF
LOT 3	1.00 AC. 43,715 SF
LOT 4	1.00 AC. 43,636 SF
LOT 5	1.14 AC. 49,654 SF

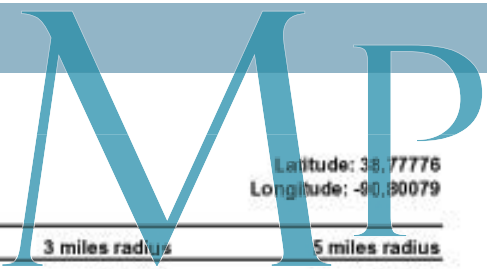


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Location:

Hawk Ridge Dr & Freymuth Ln,...

Latitude: 38.77776
Longitude: -90.80079

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	840	16,848	46,555
2000 Group Quarters	0	10	146
2010 Total Population	2,249	31,469	81,032
2015 Total Population	2,588	36,447	94,215
2010 - 2015 Annual Rate	2.85%	2.98%	3.06%
 2000 Households	279	6,279	16,339
2000 Average Household Size	3.01	2.68	2.84
2010 Households	816	12,255	28,965
2010 Average Household Size	2.76	2.57	2.79
2015 Households	947	14,336	33,888
2015 Average Household Size	2.73	2.54	2.78
2010 - 2015 Annual Rate	3.02%	3.19%	3.19%
2000 Families	233	4,944	12,966
2000 Average Family Size	3.32	3.01	3.19
2010 Families	676	9,394	22,460
2010 Average Family Size	3.05	2.92	3.18
2015 Families	777	10,850	25,955
2015 Average Family Size	3.04	2.92	3.19
2010 - 2015 Annual Rate	2.82%	2.92%	2.93%
 2000 Housing Units	289	6,662	17,154
Owner Occupied Housing Units	86.9%	80.8%	81.4%
Renter Occupied Housing Units	9.3%	14.2%	13.6%
Vacant Housing Units	3.8%	5.1%	5.0%
2010 Housing Units	862	13,320	31,224
Owner Occupied Housing Units	86.8%	78.9%	78.9%
Renter Occupied Housing Units	7.9%	13.1%	13.9%
Vacant Housing Units	5.3%	8.0%	7.2%
2015 Housing Units	1,017	15,950	37,352
Owner Occupied Housing Units	85.3%	77.2%	77.1%
Renter Occupied Housing Units	7.8%	12.7%	13.6%
Vacant Housing Units	6.9%	10.1%	9.3%
Median Household Income			
2000	\$76,354	\$60,350	\$57,454
2010	\$100,997	\$72,931	\$74,462
2015	\$115,585	\$84,093	\$86,325
Median Home Value			
2000	\$188,426	\$147,708	\$138,201
2010	\$292,857	\$206,243	\$193,802
2015	\$328,571	\$240,639	\$228,027
Per Capita Income			
2000	\$34,144	\$27,258	\$23,617
2010	\$45,542	\$33,998	\$31,443
2015	\$50,599	\$37,913	\$34,985
Median Age			
2000	38.8	36.1	33.4
2010	44.2	37.6	34.6
2015	45.5	37.5	34.2

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 2010 and 2015.

