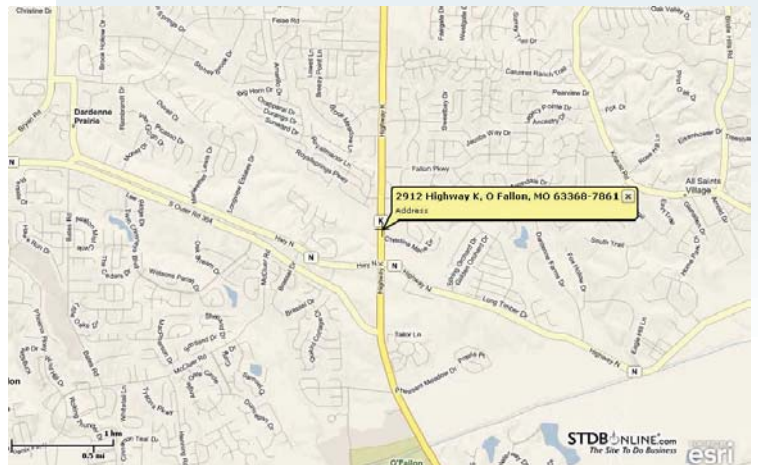


LAND FOR SALE

Hwy K
O'FALLON, MO 63366



Lot Size: 2.07 Acre
Zoning: C-2
Municipality: O'Fallon
Frontage: 175' +/-
Utilities: All at Site
Traffic Count: 34,145 (2008)
Hwy K, north of Hwy N
2009 Taxes: \$18,424.52
Sale Price: \$12.50/sq.ft.



Patricia McKelvey
pmckelvey@mckelveyproperties.com
636-448-1294

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

DIRECTIONS: Southbound Hwy 94 Service Road,
between Harvester Road and Jungs Station Road.



MCKELVEY PROPERTIES
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www.mckelveyproperties.com

Hwy K O'Fallon, MO 63366

MP



- Additional 4 parcels that can be purchased for lighted intersection access
- 2.07 acre site

DEMOGRAPHICS

Hwy K
O'Fallon, MO 63366




MP

2912 Highway K, O Fallon, MO...

Latitude: 38.759887

Longitude: -90.700029

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	8,288	56,884	112,872
2000 Group Quarters	9	175	668
2010 Total Population	14,208	85,580	156,258
2015 Total Population	16,238	97,300	174,400
2010 - 2015 Annual Rate	2.71%	2.6%	2.22%
 2000 Households	2,636	18,258	38,100
2000 Average Household Size	3.14	3.11	2.94
2010 Households	4,640	28,021	54,215
2010 Average Household Size	3.06	3.05	2.87
2015 Households	5,351	32,074	60,979
2015 Average Household Size	3.03	3.03	2.85
2010 - 2015 Annual Rate	2.89%	2.74%	2.38%
2000 Families	2,312	15,478	31,204
2000 Average Family Size	3.36	3.38	3.27
2010 Families	3,986	23,226	43,170
2010 Average Family Size	3.32	3.37	3.24
2015 Families	4,558	26,310	47,966
2015 Average Family Size	3.3	3.37	3.24
2010 - 2015 Annual Rate	2.72%	2.52%	2.13%
 2000 Housing Units	2,719	18,836	39,233
Owner Occupied Housing Units	94.7%	92.5%	87.7%
Renter Occupied Housing Units	2.7%	4.4%	9.4%
Vacant Housing Units	2.6%	3.1%	2.9%
2010 Housing Units	4,843	29,512	56,913
Owner Occupied Housing Units	91.9%	89.0%	84.8%
Renter Occupied Housing Units	3.9%	5.9%	10.5%
Vacant Housing Units	4.2%	5.1%	4.7%
2015 Housing Units	5,665	34,363	65,040
Owner Occupied Housing Units	90.5%	87.3%	83.3%
Renter Occupied Housing Units	4.0%	6.0%	10.5%
Vacant Housing Units	5.5%	6.7%	6.2%
Median Household Income			
2000	\$65,442	\$64,212	\$61,568
2010	\$86,633	\$87,644	\$81,155
2015	\$102,741	\$104,254	\$97,752
Median Home Value			
2000	\$140,966	\$138,997	\$127,536
2010	\$210,507	\$201,212	\$187,270
2015	\$252,161	\$241,410	\$227,304
Per Capita Income			
2000	\$23,344	\$23,263	\$23,691
2010	\$32,040	\$32,666	\$32,382
2015	\$35,302	\$35,904	\$35,785
Median Age			
2000	30.6	31.6	32.8
2010	30.4	31.7	33.4
2015	30.5	31.5	33.2

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.