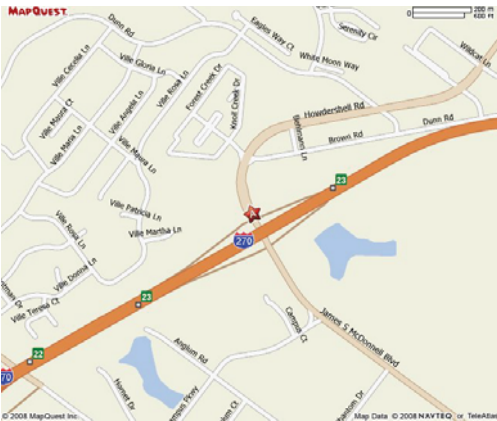


# FOR SALE

819 JAMES S MCDONNELL BLVD  
HAZELWOOD, MO 63042

## Full Service Car Wash Intersection of Howdershell & Brown Rd



Building Size: 3590 sf  
Lot Size: .65 acres  
Frontage: 280'  
Zoning: Commercial  
Municipality: Hazelwood  
Traffic Count: Howdershell N. of Behlmann Lane  
33,867 ADT  
Taxes: \$18,452.85 (2008)  
Sale Price: \$1,450,000.00  
Comments: Operating car wash, also ideal  
redevelopment opportunity.  
Excellent road frontage.

Patricia McKelvey  
pmckelvey@mckelveyproperties.com

636-448-1294 cell  
636-669-9111 ext. 225 office  
636-669-9117 fax

2154 Bluestone Drive  
St. Charles, MO 63303

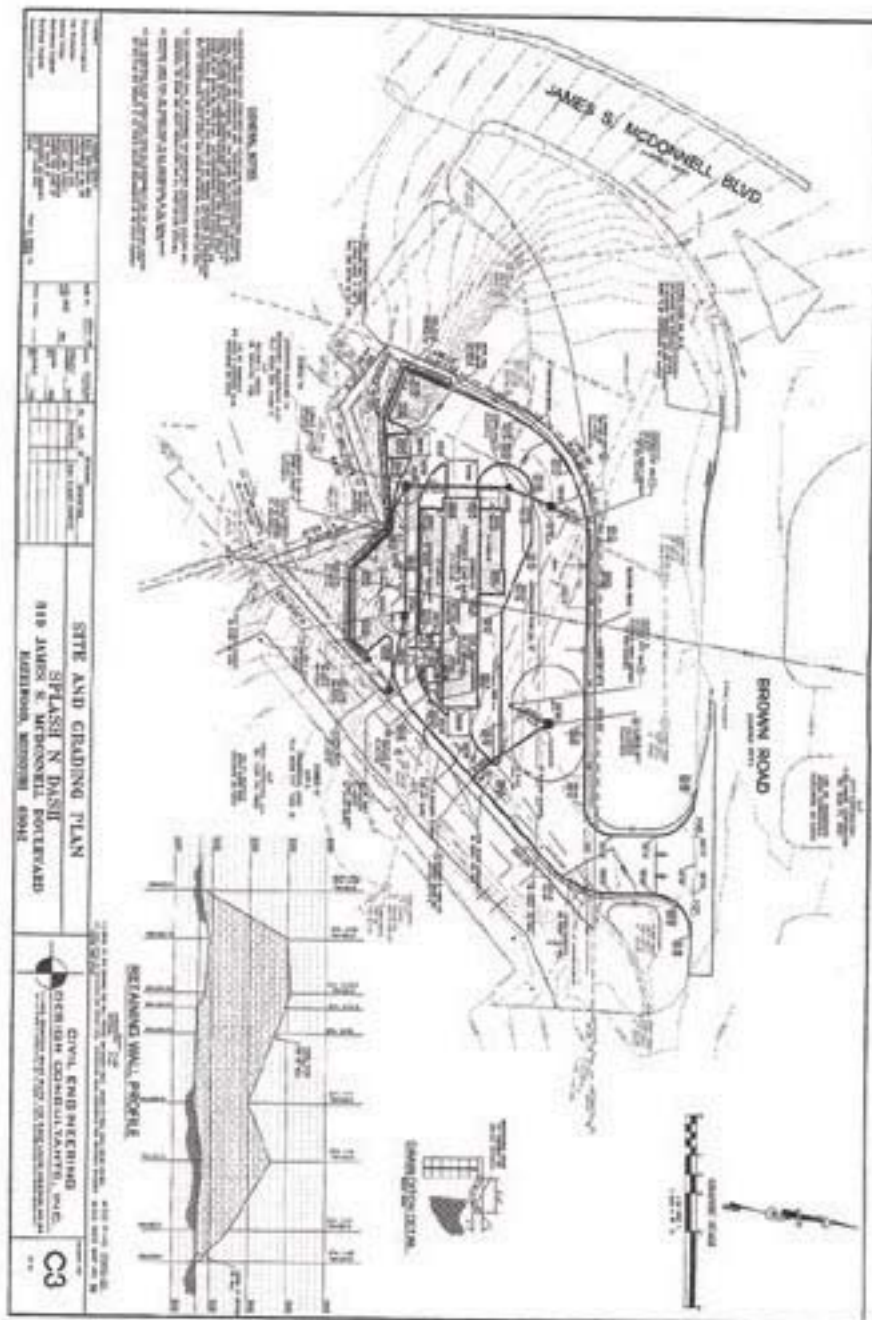


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FOR SALE

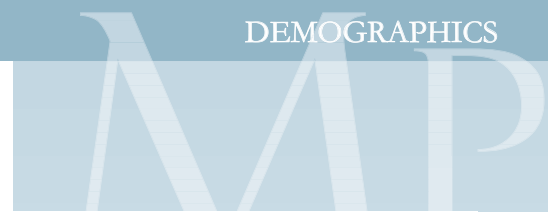
819 James S McDonnell Blvd

Hazelwood, MO 63042



819 James S McDonnell Blvd

Hazelwood, MO 63042



Hazelwood  
 817 James S McDonnell Blvd  
 Hazelwood, MO 63042

Latitude: 38.779666  
 Longitude: -90.39001

Site Type: Radius  
 Radius: 1.0 mile

Summary	2000	2008	2013
Population	4,512	4,836	4,834
Households	1,973	2,133	2,147
Families	1,063	1,089	1,053
Average Household Size	2.29	2.27	2.25
Owner Occupied HUs	1,009	1,120	1,103
Renter Occupied HUs	963	1,014	1,044
Median Age	33.6	35.7	36.9

Trends: 2008-2013 Annual Rate	Area	State	National
Population	-0.01%	0.89%	1.23%
Households	0.13%	0.97%	1.26%
Families	-0.67%	0.52%	1.05%
Owner HHs	-0.31%	0.76%	1.07%
Median Household Income	2.89%	3.07%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	178	9.0%	113	5.3%	87	4.1%
\$15,000 - \$24,999	241	12.3%	164	7.7%	106	4.9%
\$25,000 - \$34,999	338	17.3%	226	10.7%	137	6.4%
\$35,000 - \$49,999	400	20.4%	368	17.2%	344	16.0%
\$50,000 - \$74,999	491	25.1%	532	24.9%	574	26.7%
\$75,000 - \$99,999	201	10.3%	458	21.5%	458	21.3%
\$100,000 - \$149,999	96	4.9%	217	10.2%	356	16.6%
\$150,000 - \$199,000	3	0.2%	39	1.8%	51	2.4%
\$200,000+	11	0.6%	15	0.7%	33	1.5%
Median Household Income	\$43,495		\$58,471		\$67,423	
Average Household Income	\$48,652		\$64,787		\$74,375	
Per Capita Income	\$21,895		\$29,557		\$34,148	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	272	6.0%	292	6.0%	300	6.2%
5 - 9	287	6.4%	258	5.3%	261	5.4%
10 - 14	255	5.7%	262	5.4%	245	5.1%
15 - 19	295	6.5%	290	6.0%	258	5.3%
20 - 24	445	9.9%	362	7.5%	380	7.9%
25 - 34	807	17.9%	906	18.7%	826	17.1%
35 - 44	767	17.0%	709	14.7%	720	14.9%
45 - 54	550	12.2%	687	14.2%	684	14.1%
55 - 64	379	8.4%	484	10.0%	554	11.5%
65 - 74	273	6.1%	321	6.6%	309	6.4%
75 - 84	132	2.9%	195	4.0%	215	4.4%
85+	47	1.0%	70	1.4%	82	1.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,857	85.5%	3,974	82.2%	3,850	79.7%
Black Alone	480	10.6%	640	13.2%	731	15.1%
American Indian Alone	11	0.2%	12	0.2%	12	0.2%
Asian Alone	62	1.4%	86	1.8%	108	2.2%
Pacific Islander Alone	2	0.0%	3	0.1%	3	0.1%
Some Other Race Alone	27	0.6%	34	0.7%	38	0.8%
Two or More Races	73	1.6%	84	1.7%	91	1.9%
Hispanic Origin (Any Race)	76	1.7%	99	2.0%	113	2.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

