



Lot Size: .30 Acre
Zoning: C-3
Municipality: St. Peters
Frontage: 40' along Hwy 94
Utilities: All at Site
Traffic Count: 44,594 (ADT 2006)
2007 Taxes: \$115 (2007)
Sale Price: \$70,000.00



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

2010 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
building relationships . creating wealth
www.mckelveyproperties.com

DEMOGRAPHICS

Monza Dr.
St. Peters, MO 63376



Monza Dr.	1000 Monza Dr Saint Charles, MO 63303 Radius: 1.0 mile	1000 Monza Dr Saint Charles, MO 63303 Radius: 3.0 mile	1000 Monza Dr Saint Charles, MO 63303 Radius: 5.0 mile
Monza Dr.			
Latitude: 38.745414			
Longitude: -90.569365			
	2000 Total Population	10,095	79,881
	2000 Group Quarters	39	293
	2008 Total Population	10,886	87,299
	2013 Total Population	11,866	95,373
	2008 - 2013 Annual Rate	1.74%	1.78%
	2000 Households	3,985	27,754
	2000 Average Household Size	2.52	2.87
	2008 Households	4,479	31,600
	2008 Average Household Size	2.42	2.75
	2013 Households	4,936	34,938
	2013 Average Household Size	2.4	2.72
	2008 - 2013 Annual Rate	1.96%	2.03%
	2000 Families	2,923	21,744
	2000 Average Family Size	3	3.26
	2008 Families	3,130	23,722
	2008 Average Family Size	2.97	3.22
	2013 Families	3,357	25,618
	2013 Average Family Size	2.98	3.23
	2008 - 2013 Annual Rate	1.41%	1.55%
	2000 Housing Units	4,078	28,320
	Owner Occupied Housing Units	85.5%	84.5%
	Renter Occupied Housing Units	12.5%	13.3%
	Vacant Housing Units	2.1%	2.2%
	2008 Housing Units	4,597	32,372
	Owner Occupied Housing Units	83.2%	82.2%
	Renter Occupied Housing Units	14.2%	15.4%
	Vacant Housing Units	2.6%	2.4%
	2013 Housing Units	5,081	35,905
	Owner Occupied Housing Units	82.0%	80.9%
	Renter Occupied Housing Units	15.2%	16.4%
	Vacant Housing Units	2.9%	2.7%
	Median Household Income		
	2000	\$59,934	\$62,020
	2008	\$76,466	\$79,520
	2013	\$89,762	\$92,362
	Median Home Value		
	2000	\$126,831	\$121,906
	2008	\$198,476	\$193,451
	2013	\$201,879	\$198,383
	Per Capita Income		
	2000	\$26,006	\$24,271
	2008	\$35,326	\$33,135
	2013	\$43,805	\$41,341
	Median Age		
	2000	35.4	34.5
	2008	37.8	36.3
	2013	38.1	36.6

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.