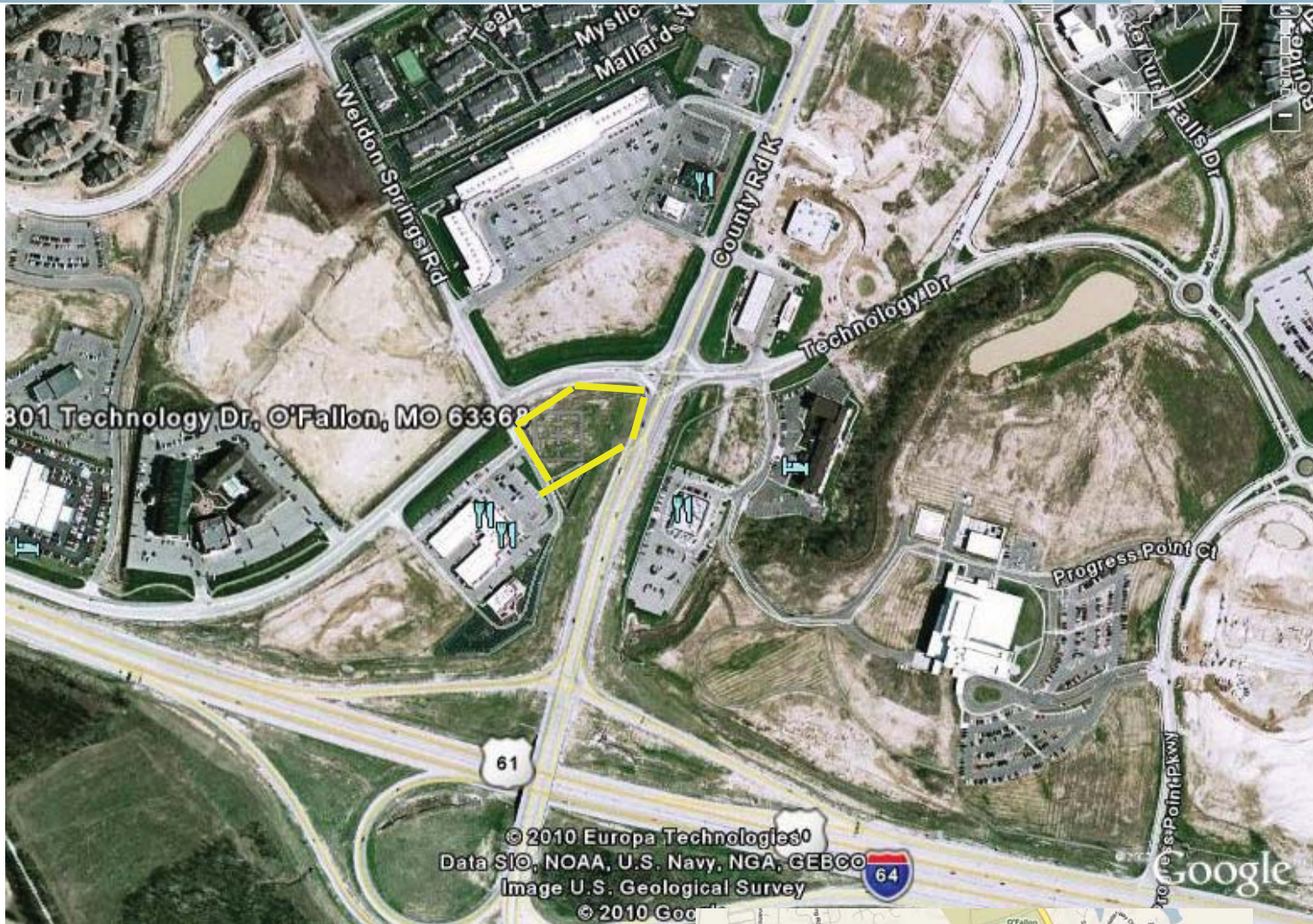


LAND FOR SALE OR LEASE

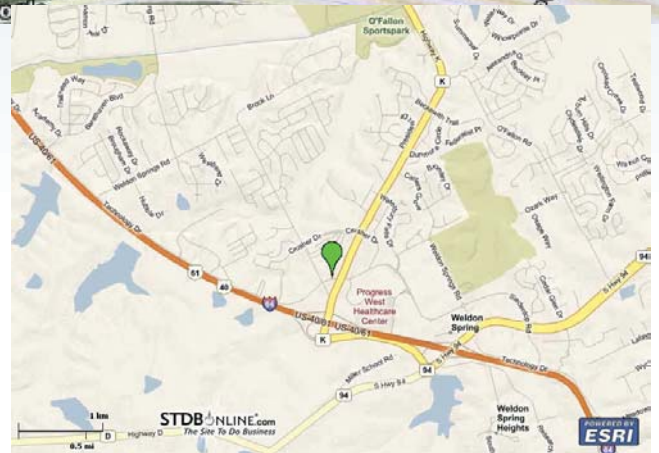
4801 TECHNOLOGY DR.
O'FALLON, MO 63368



Lot Size: 1.26 acres
Topography: level
Zoning: C2
Municipality: O'Fallon
Traffic Count: 30,000 ADT
Lease Rate: \$24/sf NNN
Sale Price: \$1,400,000.00
Comments:

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

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



DIRECTIONS: Hwy 40 to north on Hwy K to property on left.



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DEMOGRAPHICS

4801 Technology Dr.
O'Fallon, MO 63368




M P

Lat: 4681583.058144, Lon: -1...

Latitude: 38.71958

Longitude: -90.702355

Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	2,452	21,016	66,245
2000 Group Quarters	1	123	318
2009 Total Population	4,518	32,807	91,809
2014 Total Population	5,433	38,609	104,855
2009 - 2014 Annual Rate	3.76%	3.31%	2.69%
 2000 Households	761	6,680	21,449
2000 Average Household Size	3.22	3.13	3.07
2009 Households	1,446	10,513	30,492
2009 Average Household Size	3.12	3.11	3
2014 Households	1,752	12,394	35,030
2014 Average Household Size	3.1	3.11	2.98
2009 - 2014 Annual Rate	3.91%	3.35%	2.81%
2000 Families	652	5,781	18,205
2000 Average Family Size	3.51	3.4	3.35
2009 Families	1,205	8,899	25,257
2009 Average Family Size	3.46	3.42	3.31
2014 Families	1,439	10,359	28,612
2014 Average Family Size	3.45	3.44	3.32
2009 - 2014 Annual Rate	3.61%	3.08%	2.53%
 2000 Housing Units	790	6,887	22,114
Owner Occupied Housing Units	92.0%	93.2%	91.6%
Renter Occupied Housing Units	2.5%	3.4%	5.4%
Vacant Housing Units	5.5%	3.3%	3.1%
2009 Housing Units	1,573	11,138	32,144
Owner Occupied Housing Units	89.0%	90.0%	88.6%
Renter Occupied Housing Units	2.9%	4.4%	6.3%
Vacant Housing Units	8.1%	5.6%	5.1%
2014 Housing Units	1,908	13,151	36,992
Owner Occupied Housing Units	88.8%	89.7%	88.3%
Renter Occupied Housing Units	3.0%	4.5%	6.4%
Vacant Housing Units	8.2%	5.8%	5.3%
Median Household Income			
2000	\$76,402	\$75,000	\$65,625
2009	\$112,588	\$109,118	\$95,428
2014	\$116,059	\$114,693	\$104,660
Median Home Value			
2000	\$167,083	\$161,354	\$145,407
2009	\$254,304	\$237,461	\$214,487
2014	\$298,709	\$281,638	\$256,320
Per Capita Income			
2000	\$28,186	\$27,170	\$24,728
2009	\$43,318	\$40,856	\$36,660
2014	\$45,345	\$42,873	\$38,619
Median Age			
2000	32.8	32.9	32.2
2009	32.1	32.5	32.4
2014	31.2	31.7	32.0

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 2009 and 2014.