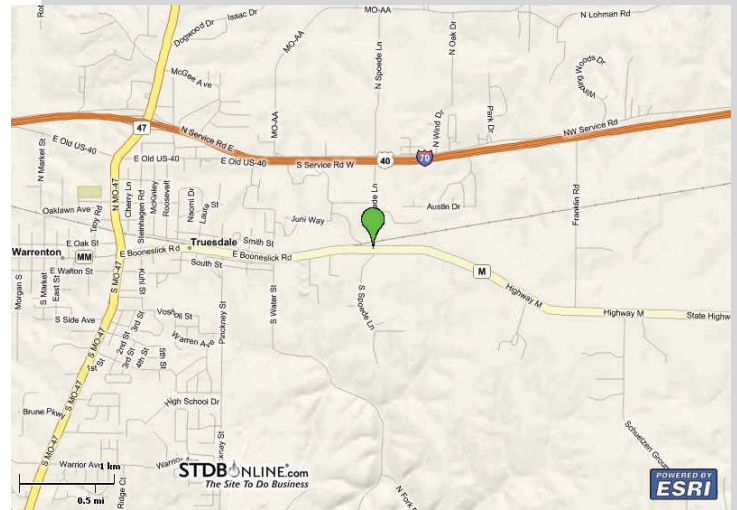




Lot Size: 10.23 acres
Zoning: Industrial
Municipality: Truesdale
Taxes: \$278.00 (2009)
Sale Price: \$500,000.00
Comments: Located across from the Coca Cola plant, possible additional 2 acres available that would allow railroad access to property.



Shari Nevels
636-448-1293 cell
snevels@mckelveyproperties.com

Directions: Hwy 47 to east on E. Booneslick, to left on South Spode to left on Truesdale Avenue to left on Nick Place to property.

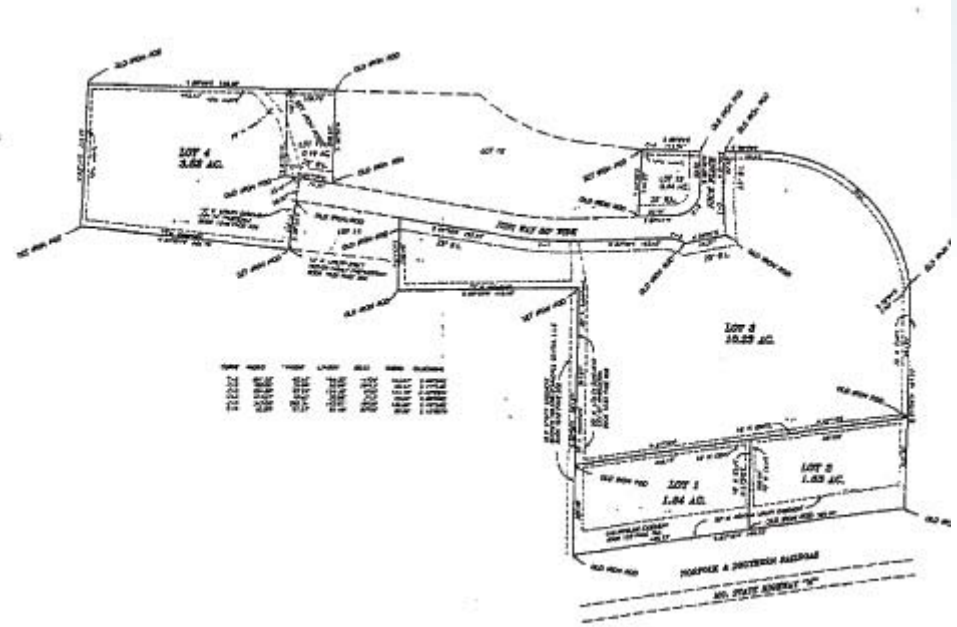
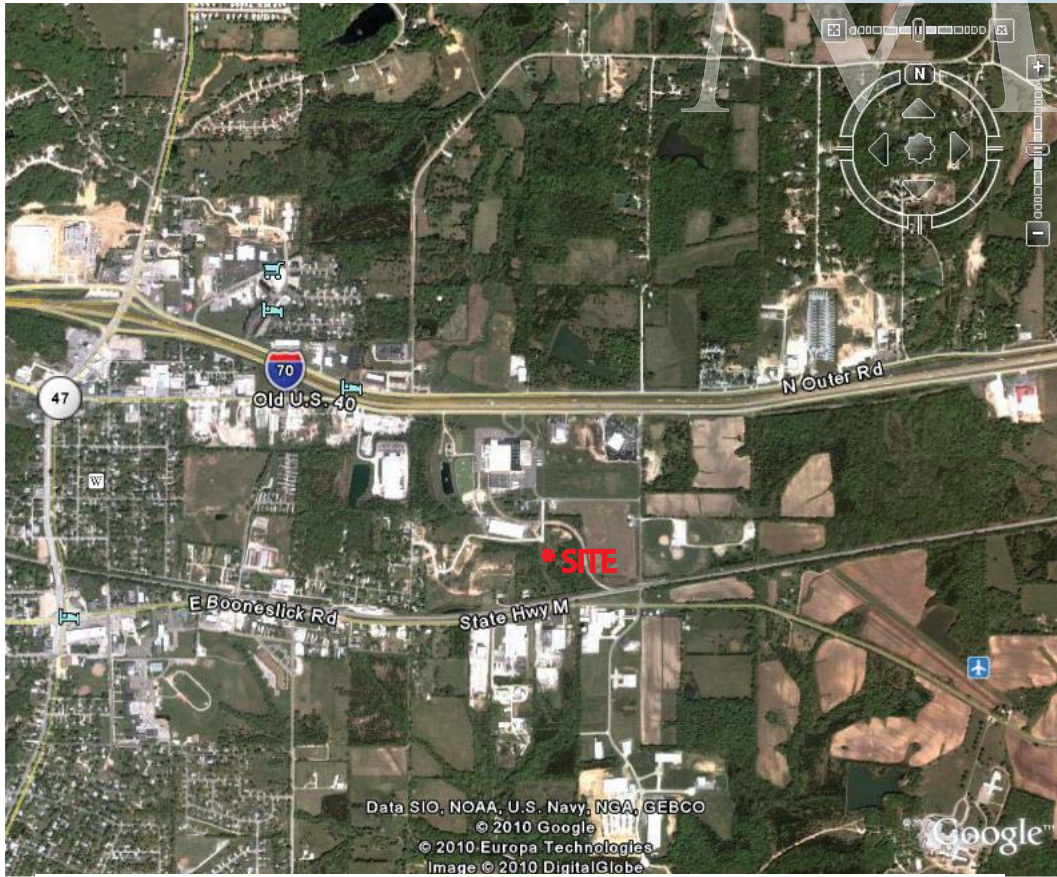
2154 Bluestone Drive,
St. Charles, Missouri 63303
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LOT 3 TRUESDALE BUSINESS PARK
TRUESDALE, MO 63383

MAP



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DEMOGRAPHICS

Lot 3 Truesdale Business Park
Truesdale, MO 63383



Highway M and S Spoede Rd, T...

Latitude: 38.81177
Longitude: -91.11741
Site Type: Ring

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
 2000 Total Population	602	6,156	12,337
2000 Group Quarters	5	115	153
2009 Total Population	662	7,892	15,871
2014 Total Population	702	8,811	17,958
2009 - 2014 Annual Rate	1.18%	2.23%	2.5%
 2000 Households	214	2,340	4,678
2000 Average Household Size	2.79	2.58	2.6
2009 Households	242	3,036	6,075
2009 Average Household Size	2.71	2.56	2.59
2014 Households	259	3,408	6,891
2014 Average Household Size	2.69	2.55	2.58
2009 - 2014 Annual Rate	1.37%	2.34%	2.55%
2000 Families	153	1,677	3,388
2000 Average Family Size	3.31	3.05	3.07
2009 Families	163	2,110	4,253
2009 Average Family Size	3.31	3.08	3.1
2014 Families	169	2,318	4,730
2014 Average Family Size	3.31	3.09	3.12
2009 - 2014 Annual Rate	0.73%	1.9%	2.15%
 2000 Housing Units	240	2,531	5,435
Owner Occupied Housing Units	66.1%	70.2%	69.1%
Renter Occupied Housing Units	20.2%	20.9%	18.0%
Vacant Housing Units	13.7%	8.9%	12.9%
2009 Housing Units	273	3,273	6,957
Owner Occupied Housing Units	66.8%	71.8%	68.7%
Renter Occupied Housing Units	21.9%	20.9%	18.6%
Vacant Housing Units	11.3%	7.2%	12.7%
2014 Housing Units	292	3,671	7,869
Owner Occupied Housing Units	66.4%	71.9%	68.8%
Renter Occupied Housing Units	22.3%	20.9%	18.8%
Vacant Housing Units	11.3%	7.2%	12.4%
Median Household Income			
2000	\$34,363	\$35,265	\$37,068
2009	\$40,000	\$44,170	\$46,743
2014	\$41,400	\$48,089	\$51,260
Median Home Value			
2000	\$82,955	\$88,439	\$92,216
2009	\$124,138	\$138,898	\$142,253
2014	\$150,568	\$171,236	\$175,437
Per Capita Income			
2000	\$16,616	\$16,819	\$18,015
2009	\$19,888	\$21,175	\$22,297
2014	\$20,545	\$22,060	\$23,258
Median Age			
2000	34.4	35.6	36.5
2009	37.4	37.6	38.4
2014	38.2	38.3	38.9

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.