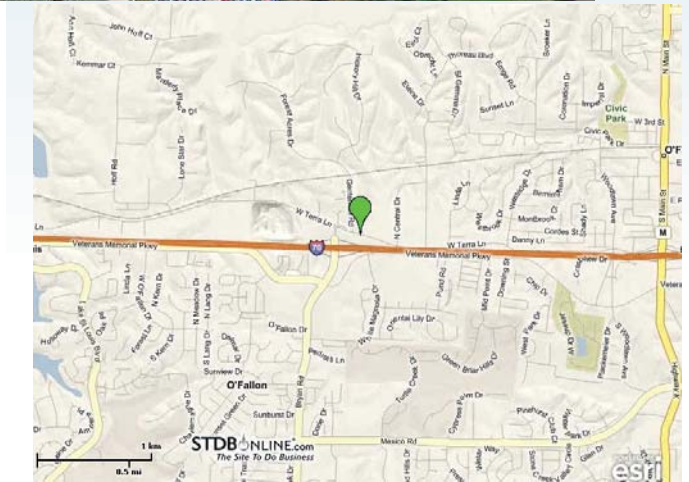




Lot Size: .7 Acres
Frontage: 100'
Zoning: Commercial
Municipality: O'Fallon
Traffic Count: 78,325 (I-70, 2008)
Taxes: \$5859.06 (2010 - total)
Sale Price: \$750,000.00
Comments: Commercial lot with I-70 exposure.
Across from Marshall Ford
Ready to develop



DIRECTIONS: I-70 West to Bryan Road exit, take north outer road east to property

Rich Goodman

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DEMOGRAPHICS




1082 West Terra
O'Fallon, MO 63366

MP

1082 W Terra Ln, O Fallon, M...

Latitude: 38.803997
Longitude: -90.730533

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
 2000 Total Population	3,447	44,120	84,425
2000 Group Quarters	30	376	404
2010 Total Population	5,664	58,919	127,009
2015 Total Population	6,426	65,750	144,129
2010 - 2015 Annual Rate	2.56%	2.22%	2.56%
 2000 Households	1,326	15,360	28,840
2000 Average Household Size	2.58	2.85	2.91
2010 Households	2,304	21,356	44,565
2010 Average Household Size	2.44	2.74	2.84
2015 Households	2,646	24,097	50,959
2015 Average Household Size	2.42	2.71	2.82
2010 - 2015 Annual Rate	2.81%	2.44%	2.72%
2000 Families	976	12,152	23,418
2000 Average Family Size	3.01	3.2	3.24
2010 Families	1,586	16,221	35,191
2010 Average Family Size	2.95	3.15	3.21
2015 Families	1,781	18,009	39,747
2015 Average Family Size	2.95	3.14	3.21
2010 - 2015 Annual Rate	2.35%	2.11%	2.46%
 2000 Housing Units	1,390	15,888	29,925
Owner Occupied Housing Units	74.2%	84.0%	86.1%
Renter Occupied Housing Units	21.2%	12.6%	10.5%
Vacant Housing Units	4.5%	3.4%	3.5%
2010 Housing Units	2,486	22,456	47,097
Owner Occupied Housing Units	68.0%	81.0%	83.3%
Renter Occupied Housing Units	24.7%	14.1%	11.3%
Vacant Housing Units	7.3%	4.9%	5.4%
2015 Housing Units	2,913	25,740	54,750
Owner Occupied Housing Units	66.3%	79.4%	81.9%
Renter Occupied Housing Units	24.5%	14.2%	11.2%
Vacant Housing Units	9.2%	6.4%	6.9%
Median Household Income			
2000	\$50,950	\$55,038	\$59,984
2010	\$63,269	\$70,369	\$78,450
2015	\$69,723	\$77,920	\$92,898
Median Home Value			
2000	\$111,343	\$118,438	\$128,521
2010	\$155,633	\$170,950	\$187,289
2015	\$180,806	\$204,466	\$225,057
Per Capita Income			
2000	\$21,914	\$21,676	\$22,974
2010	\$29,822	\$29,531	\$31,626
2015	\$33,780	\$33,088	\$35,076
Median Age			
2000	34.1	32.4	32.7
2010	35.4	33.8	33.6
2015	35.5	33.9	33.4

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.