

FOR SALE



2023 DEMOGRAPHICS

Source: City of O'Fallon, MO

5 mile / 10 mile



Population

173,054 / 341,262



Median Household Income

\$96,341 / \$93,066



Median Age

35.8

2022 Traffic MODOT:

64/ Technology Drive est.daily traffic counts exceed 65,000

COMMERCIAL LAND FOR SALE

7712 and 7706 Highway N, O'Fallon, Missouri

\$650,000

PROPERTY DETAILS

- Two (2) 1.0 Acres +/- lots
- Vacant Residential
- Close to Town Square Center
- Across from Immaculate Conception Church
- City Use Plan shows neighborhood commercial uses

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Debbie Haley
Haley Properties
314-280-1885
debbie@HaleyPropertiesllc.com



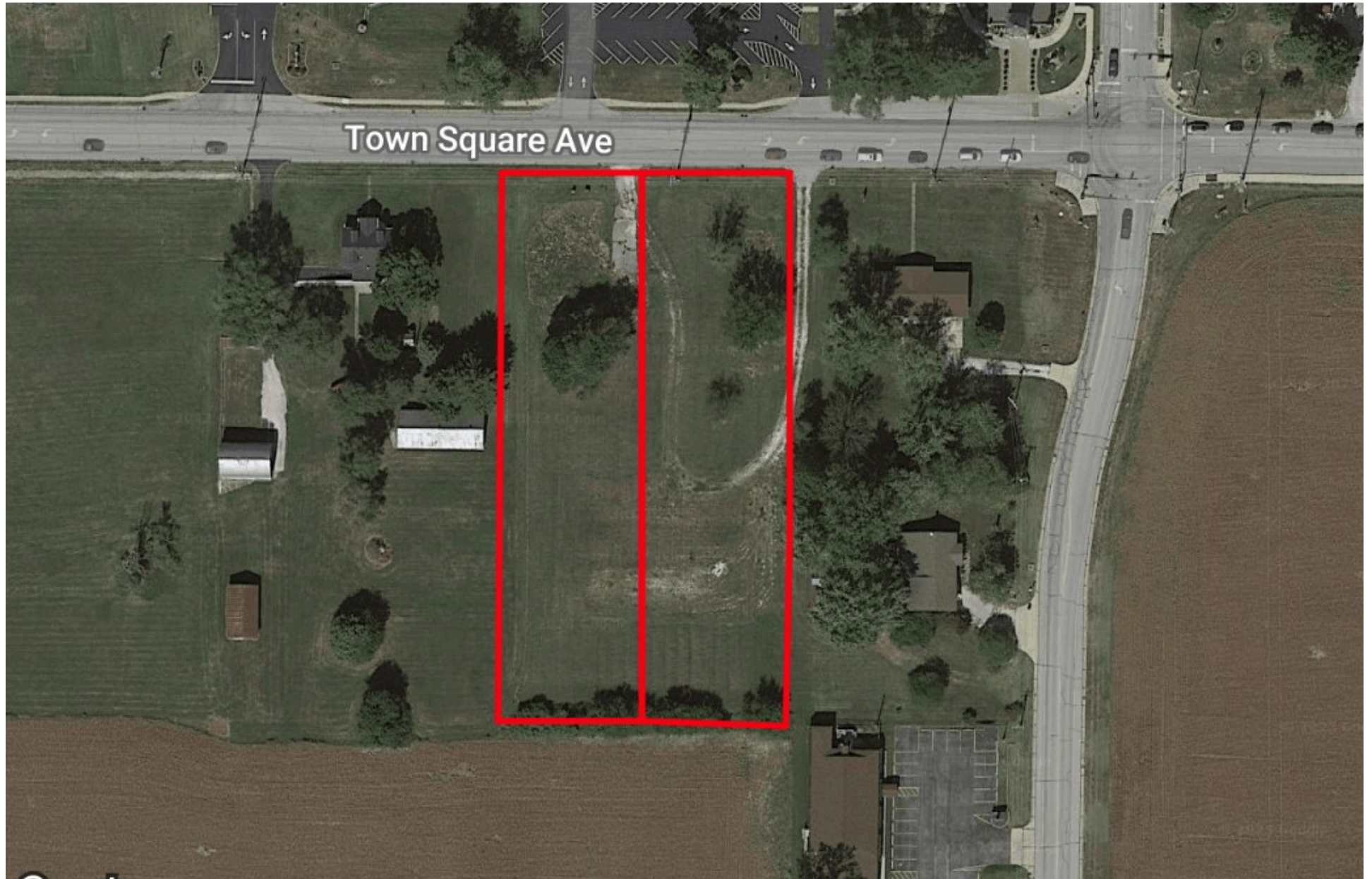
Bill Luetkenhaus
Luetkenhaus Properties, Inc.
636-272-4200 office
636-262-5495 cell
410 Crestview Dr.
O'Fallon, MO 63366



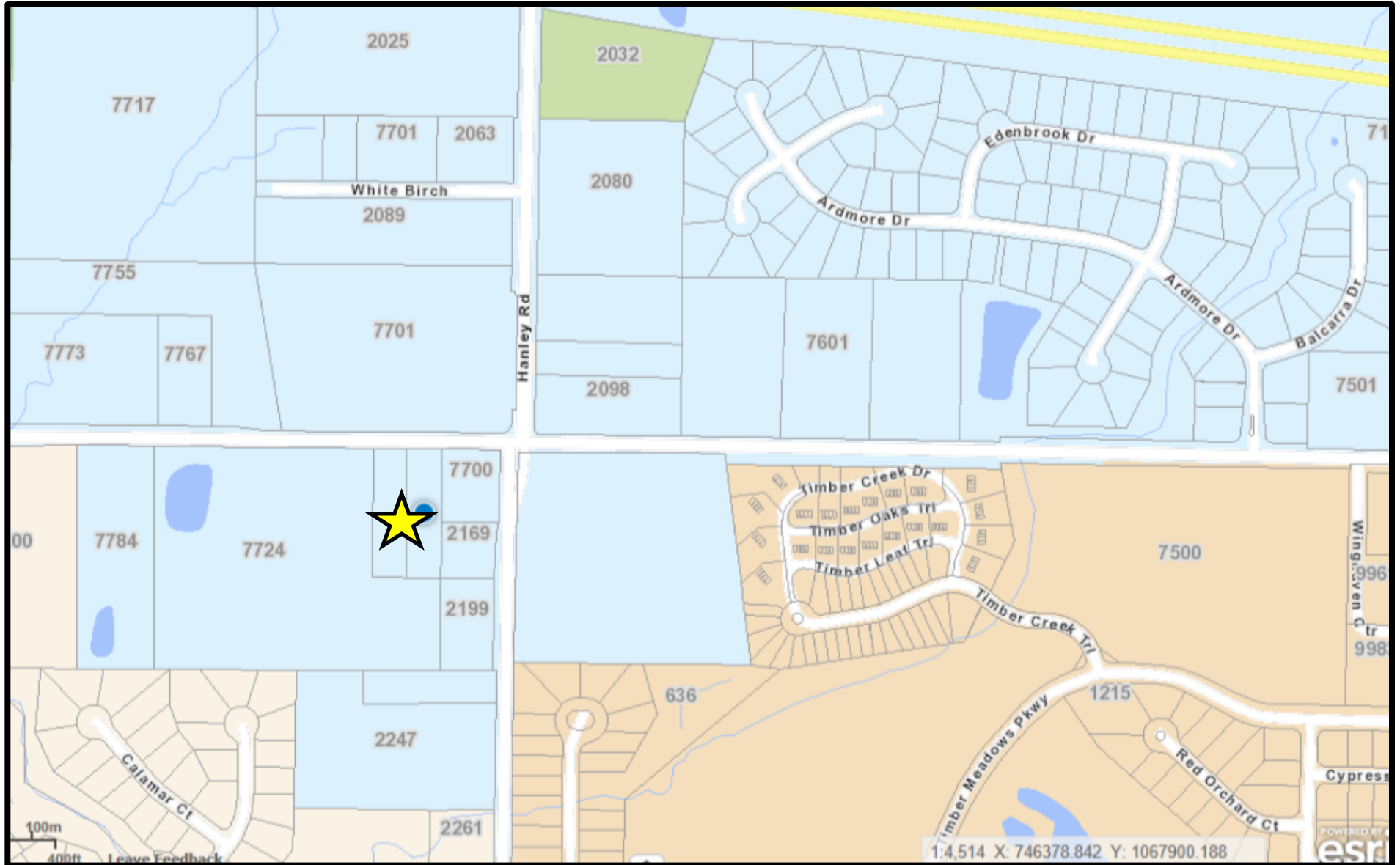
Tom Shaw Realtors
17813 Edison Avenue
Suite 200
Chesterfield, Missouri 63005
(636) 532-1922
www.shawrealtors.com



PARCELS



SITE MAP



Located 4.32 miles from MasterCard Headquarters—3000 employees

TRADE AERIAL MAP



DEMOGRAPHICS

Select **O'FALLON**

**O'FALLON,
MISSOURI**



POPULATION
93,651

MEDIAN AGE
35.8

MEDIAN INCOME
\$97,868

LABOR FORCE
54,797

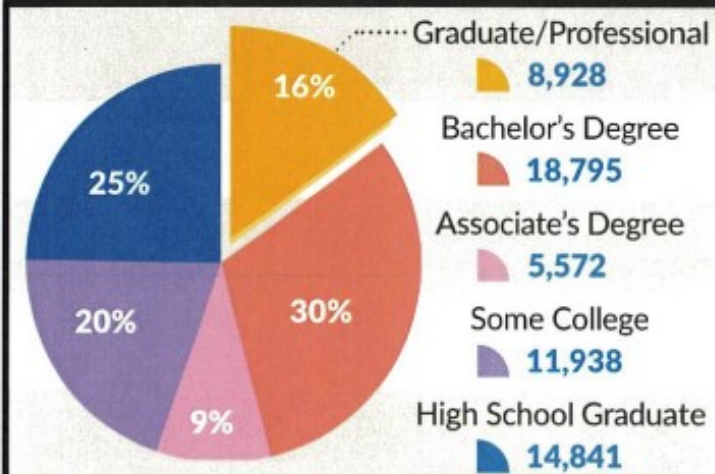
EMPLOYMENT
53,492

www.selectofallon.com

MAJOR EMPLOYERS

Mastercard International	3,450
True Manufacturing	N/A
Citi	1,858
SAK Construction	502
Progress West Hospital	424
Aldi, Inc.	278
Cosmos Corporation	270
Dynaflex	160
VSM Abrasives	154
The Phoenix Group	150

EDUCATIONAL ATTAINMENT



DEMOGRAPHICS

POPULATION

5-Mile Radius	173,054
10-Mile Radius	341,262

EMPLOYMENT

5-Mile Radius	94,085
10-Mile Radius	185,535

MEDIAN HOUSEHOLD INCOME

5-Mile Radius	\$96,341
10-Mile Radius	\$93,066

TOTAL HOUSING (ACS 5-YEAR ESTIMATE)

Housing Units	Median Value
35,283	\$281,700

SOURCE: COSTAR DEMOGRAPHIC SUMMARY REPORT



Learn more about O'Fallon at: www.selectofallon.com

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ABOUT O'FALLON, MO

City of O'Fallon

TRADITION WITH VISION

Select O'Fallon!

O'Fallon consistently ranks as one of America's Best Places to Live, (*Money* 2008-2019). But did you know that O'Fallon, along with the entire region, is a great place to do business, too? O'Fallon, the State of Missouri and the St. Louis Metropolitan Area have earned many accolades and recognitions for being pro-business!

- Top 10 for Pro-business States, *Pollina Corporate*
- Third for business energy costs, *Small Business and Entrepreneurship Council*
- 14th lowest state for cost of living, *Missouri Economic Research and Information Center*
- "One of the Best Cities to do Business," *MarketWatch*
- 23rd Best Place for Business and Careers in the U.S. by *Forbes* magazine
- Third for most affordable housing among the top 20 metropolitan areas, *NA HB/Wells Fargo Housing Opportunity Index, 4th quarter*
- Named #2 in the State of Missouri for Job Growth



WHAT MAKES O'FALLON GREAT



"Best Places to Live In America," *Money Magazine* • "Best Cities to Raise a Family in Missouri," *WalletHub.com*
"Best Place to Live" in the State of Missouri, *ChamberofCommerce.org* • "The Top 101 Safest Cities in America," *SafeHome.org*
"#1, Most Livable Small Cities in the U.S.," *SmartAsset.com* • One of Missouri's "Best Places to Start a Business," *WalletHub.com*



The City of O'Fallon takes pride in fostering a pro-business atmosphere, working in concert with our manufacturers, retailers and service providers. Whether your business is well-established or brand new, O'Fallon's Economic Development Department can help you get your plans off the drawing board and your projects up and running.

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