



SCAN HERE!



**EDDIE CHERRY**

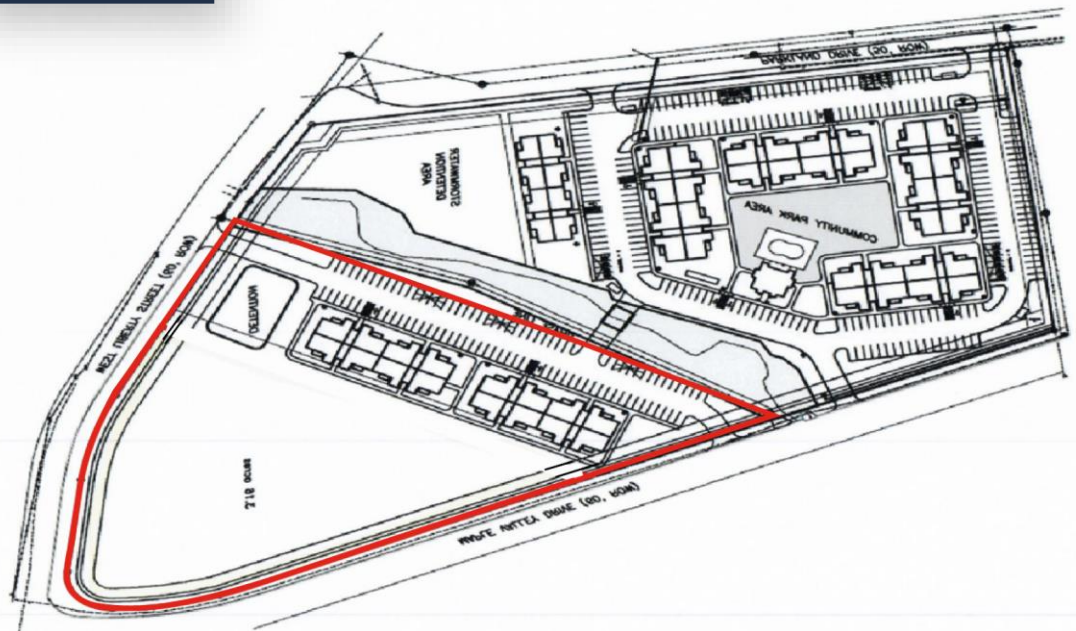
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**BEN CHERRY, CCIM**

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MAPLE VALLEY DRIVE  
FARMINGTON, MO 63640  
5.79 ACRES | \$1,387,168 (\$5.50 PSF)

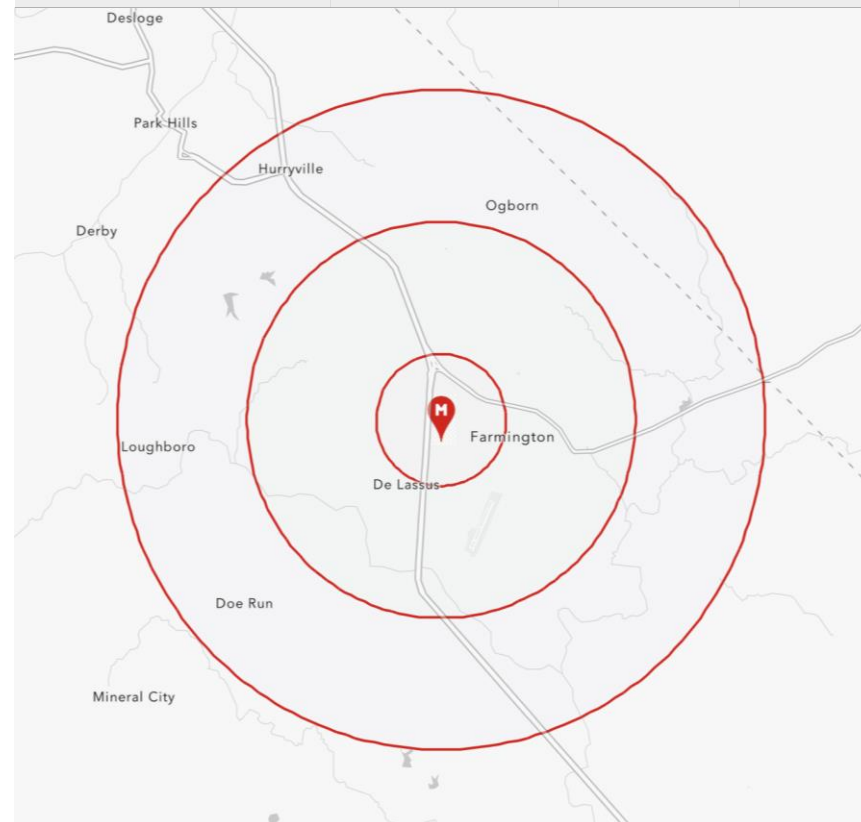
### PROPERTY INFORMATION



- **DEVELOPMENT-READY SITE ON FARMINGTON'S BOOMING MAPLE VALLEY CORRIDOR**
- **EXCELLENT VISIBILITY TO HIGHWAY 67 WITH OVER 21,000 V.P.D.**
- **ADJACENT TO PARKLAND HEALTH CENTER, FARMINGTON HIGH SCHOOL AND CEDARHURST OF FARMINGTON**
- **ALL UTILITIES TO THE SITE (GAS, ELECTRIC, WATER AND SEWER)**
- **ZONED OA-I COMMERCIAL ("OFFICE AND APARTMENT DISTRICT")**
- **POTENTIAL FOR MEDICAL OFFICE, APARTMENTS OR RETAIL USE**

### DEMOGRAPHICS

|                   |  | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|--|----------|----------|----------|
| POPULATION        |  | 4,477    | 20,878   | 26,954   |
| HOUSEHOLDS        |  | 1,842    | 7,582    | 9,745    |
| AVERAGE HH INCOME |  | \$71,954 | \$76,839 | \$79,538 |



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ZOOM  
AERIAL



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