

usbank REGIONS



Firestone

Walgreens



Development Opportunity - 25 Acres -

HWY 364 & HWY K
O'FALLON, MO 63368

PROPERTY SUMMARY



Property Description

You don't want to miss this new 25 acre outlot development opportunity located at the busy intersections of Hwy 364 and Hwy K in O'Fallon, Missouri. New housing development projects, office redevelopments, and new retail construction in the area make it a highly trafficked and desirable location. This future development is located in St. Charles County which is the highest growth county in the State of Missouri.

Property Highlights

- Traffic Counts
 - Hwy 364: 51,000 VPD
 - Hwy K: 45,000 VPD

Offering Summary

Lease Rate:	Pricing Upon Request
Available SF:	25 Acres
Center Size:	0 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,660	24,864	55,769
Total Population	7,554	69,043	148,845
Average HH Income	\$119,944	\$119,027	\$109,205

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HWY 364 & HWY K PROPOSED DEVELOPMENT PLAN



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