

FOR SALE

8.11 ACRE SITE

HWY. 100 & HUXEL DRIVE

Washington, MO 63090

CAN BE SUBDIVIDED



PROPERTY FEATURES

- + For sale 8.11 acre site (can be subdivided to 1.5 acres)
- + Highly visible from Highway 100
- + Excellent development opportunity
- + Ideal for commercial development: retail, office, medical, etc.
- + Zoned C-2 Commercial
- + Traffic count: 20,000 vehicles per day
- + Level site

SALE PRICE: \$1,724,000 (\$4.95 PSF)



CONTACT INFO

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CBRE

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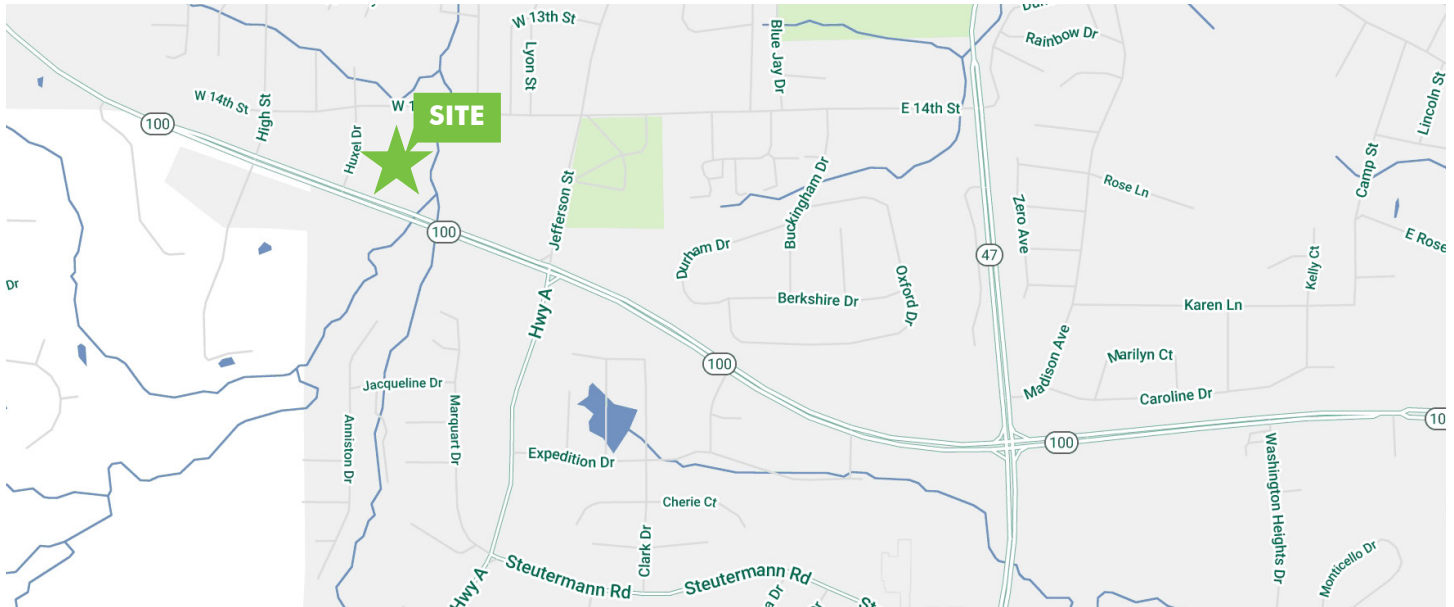
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LOCATION MAP



PROPERTY DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2018 Est. Population	6,203	17,118	21,765
2018 Avg. Household Income	\$66,966	\$73,639	\$76,759
2018 Avg. Home Value	\$211,147	\$244,585	\$256,277



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