

FOR SALE

6.9 ACRES

8275 VETERANS MEMORIAL PKWY | O'FALLON, MO 63366



McKELVEY PROPERTIES
building relationships . creating wealth



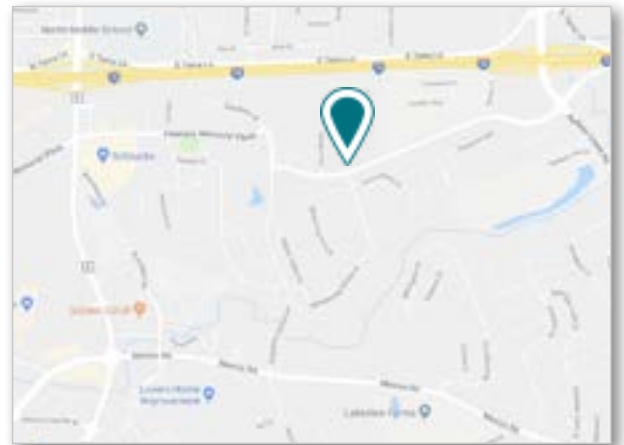
FEATURES

- › 6.9 acres for sale
- › Zoning: C3
- › Taxes (2018): \$3,109.78
- › Adjacent to Gardenview Care Center
- › Easy access to I-70, Highway K, Mexico Rd & TR Hughes Blvd
- › New interchange at Sonderen St and I-70 & new outer road to start construction in 2018
- › Nearby retailers include: Slumberland Furniture, Schnucks, Aldi and At Home

SALE PRICE: \$4.50/SF (\$1,352,500)

Contact

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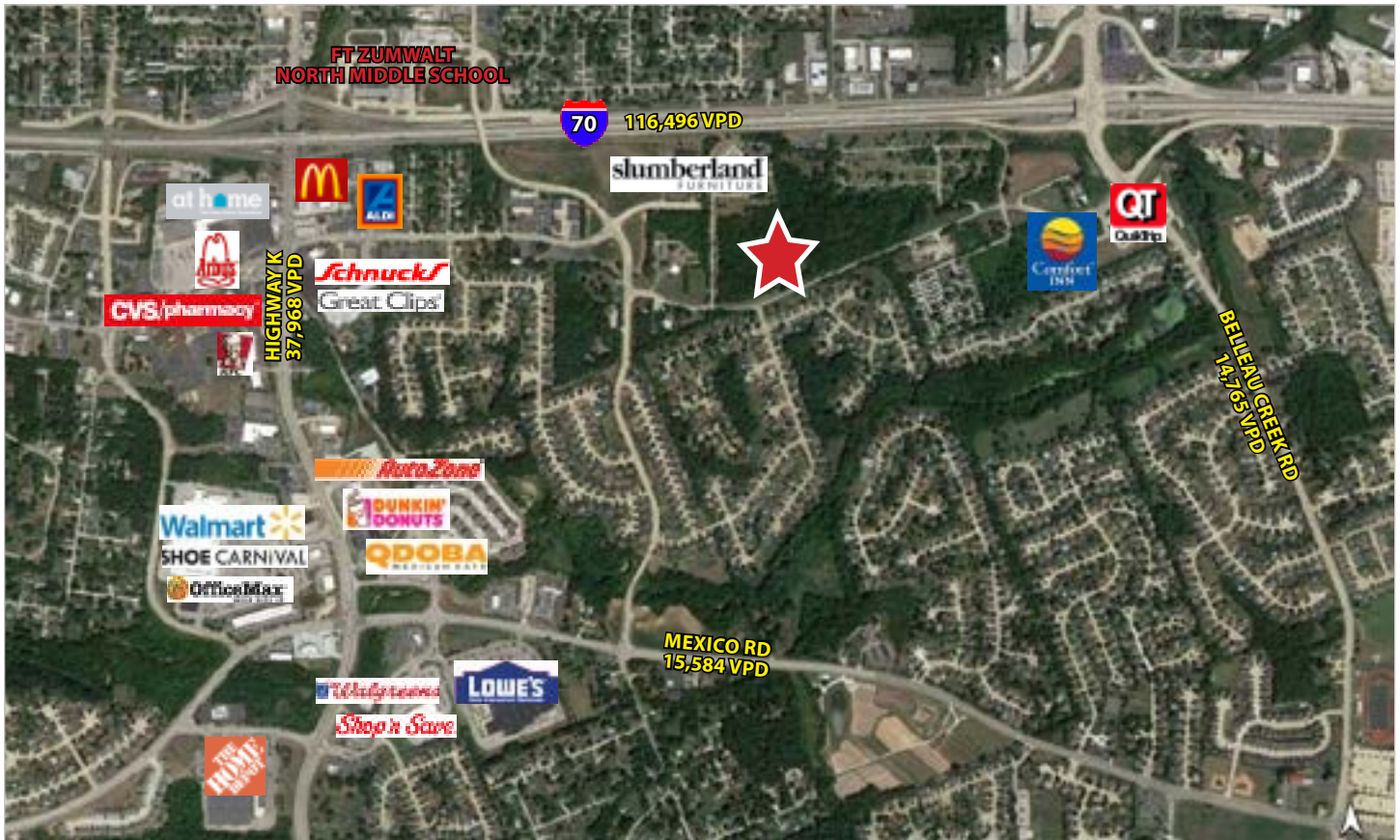
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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,887	79,653	149,334
HOUSEHOLDS	2,866	28,700	53,795
MEDIAN HH INCOME	\$61,403	\$74,997	\$77,740
AVG HOME VALUE	\$191,004	\$216,991	\$232,716

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