

# For Sale

Industrial Land

33 Truitt Drive  
Eureka, MO 63025



- 2.51 Acre Site
- Visible and access from Hwy. 109
- Zoned M-1 Light Industrial
- Avg. Industrial Vacancy Rate in Eureka - 6%
- Avg. Industrial Rent in Eureka-\$18.00 PSF/NNN
- **Asking Price: \$459,000**

## Paul Nagel

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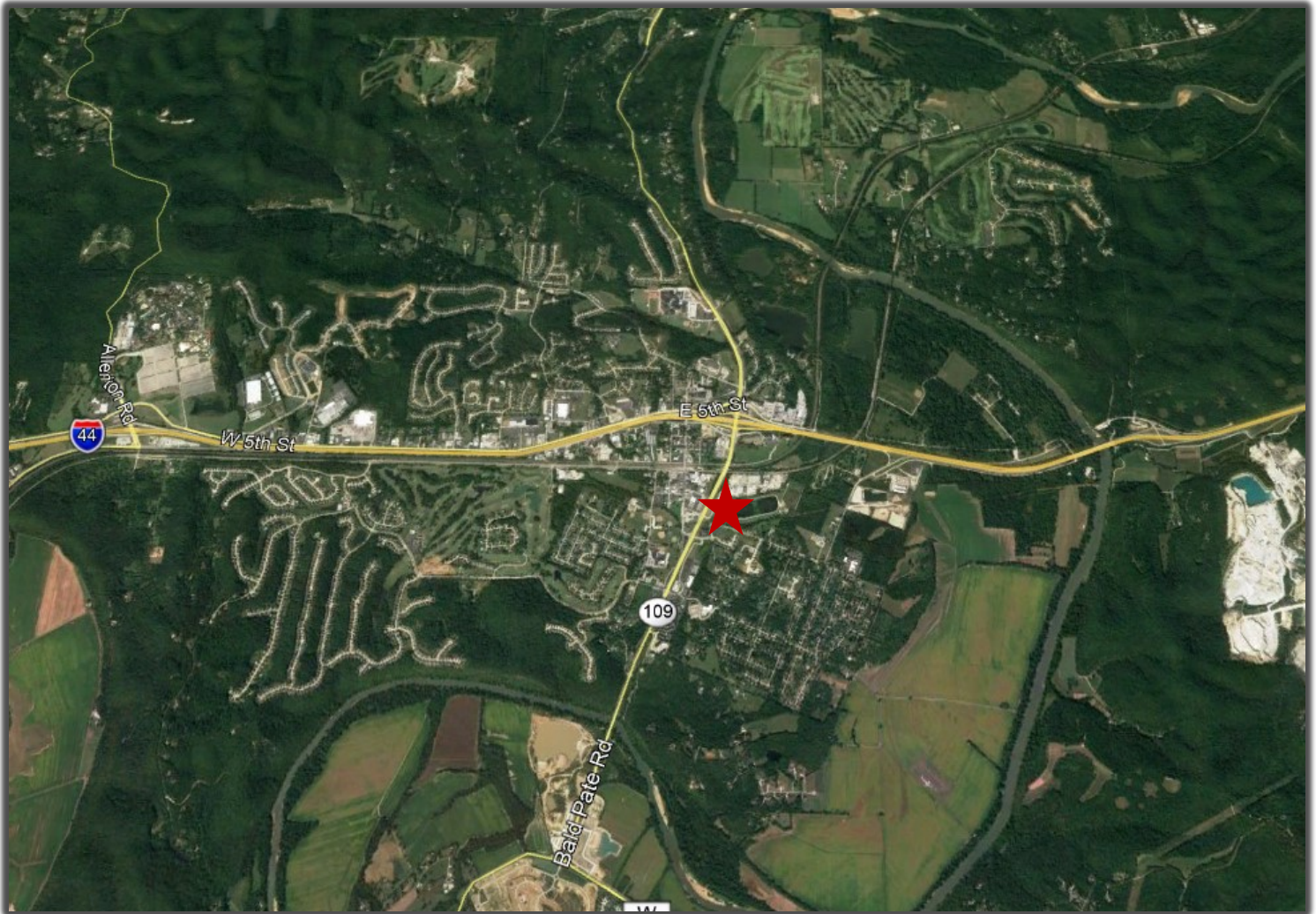
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| Population             | 1 Mile    | 3 Mile    |
|------------------------|-----------|-----------|
| 2020 Total Population: | 4,363     | 13,753    |
| 2025 Population:       | 4,379     | 13,879    |
| Pop Growth 2020-2025:  | 0.37%     | 0.92%     |
| Average Age:           | 38.30     | 38.60     |
| Households             |           |           |
| 2020 Total Households: | 1,521     | 4,811     |
| HH Growth 2020-2025:   | 0.46%     | 1.06%     |
| Median Household Inc:  | \$101,774 | \$107,922 |
| Avg Household Size:    | 2.80      | 2.80      |
| 2020 Avg HH Vehicles:  | 2.00      | 2.00      |



**GUNDAKER**  
COMMERCIAL GROUP

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**Elevation**

Base elevation of the property is 446.6' in the 100 year flood plain. Habitable floor of a new structure would have to be at, or above, 447.6'.



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