

An aerial photograph of a residential neighborhood. The houses are arranged in a grid-like pattern with winding streets. A large, irregularly shaped field, possibly a cornfield, is outlined with a white dashed line. The field is located to the right of the main residential area. The surrounding area includes green lawns, trees, and a few buildings.

Land for **sale**

29.38 acres

1500 N Main Street O'Fallon, MO 63366

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Executive **summary**



The City of O'Fallon, Missouri, is home to more than 1,850 businesses and more than 90,000 residents. Consistently named one of **"America's Best Places to Live"** by Money Magazine, O'Fallon has developed a reputation as a builder-friendly community that supports and encourages our local businesses. The property can service St. Paul on Hwy P in addition to Old Monroe and Winfield on Hwy 79.

The site is located on Main street between the intersections of Hwy 79 and Hwy P offering excellent exposure, with consistently high car counts providing prime visibility for future development. This location ensures a steady flow of potential customers and enhanced accessibility, making it an ideal spot for businesses seeking to maximize their presence and capitalize on a growing traffic corridor.

Land **overview**

±29.38 Acres
(Owner won't subdivide)

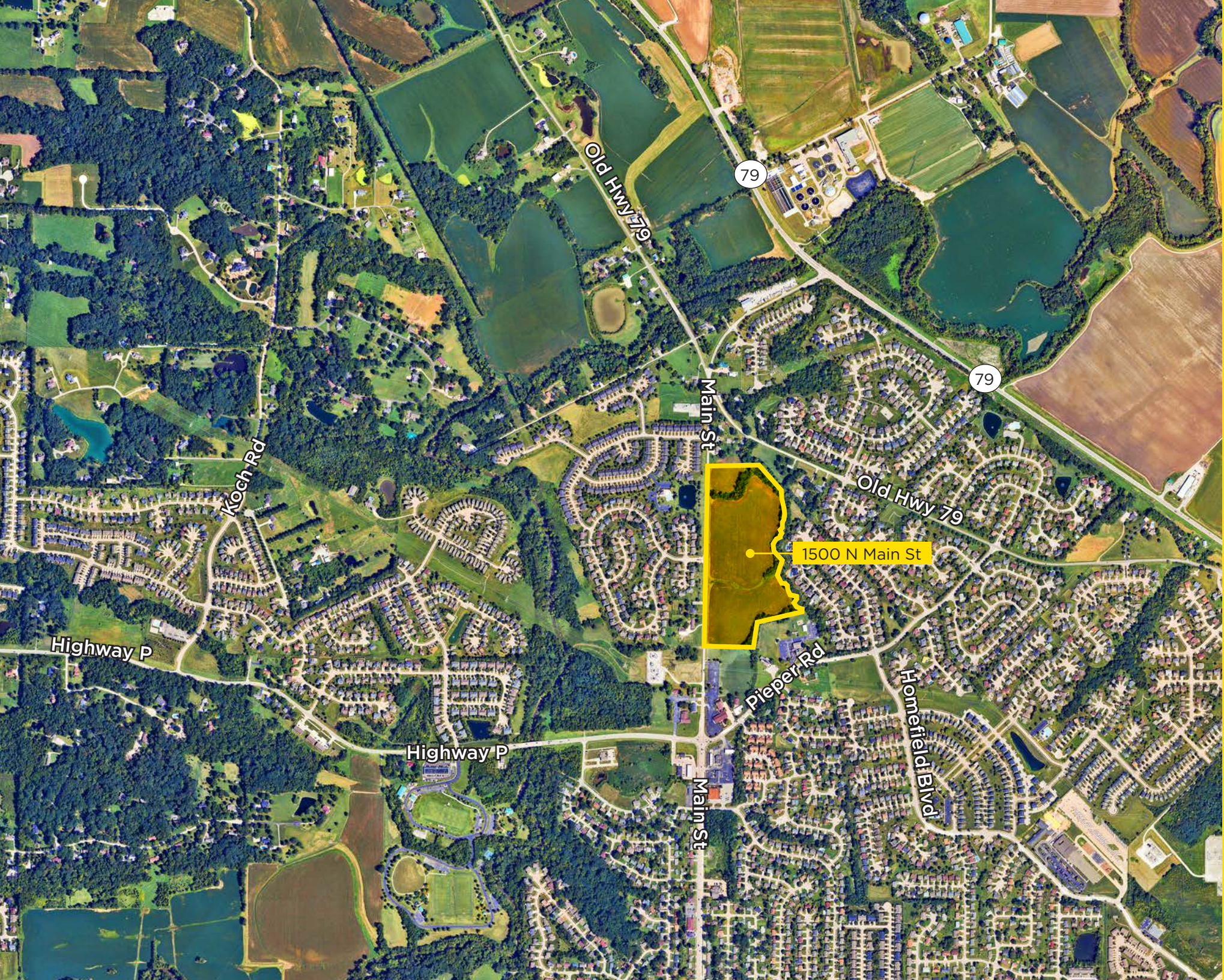
±1,279,793 SF

Land - **Commercial**

Price - **Call Broker**

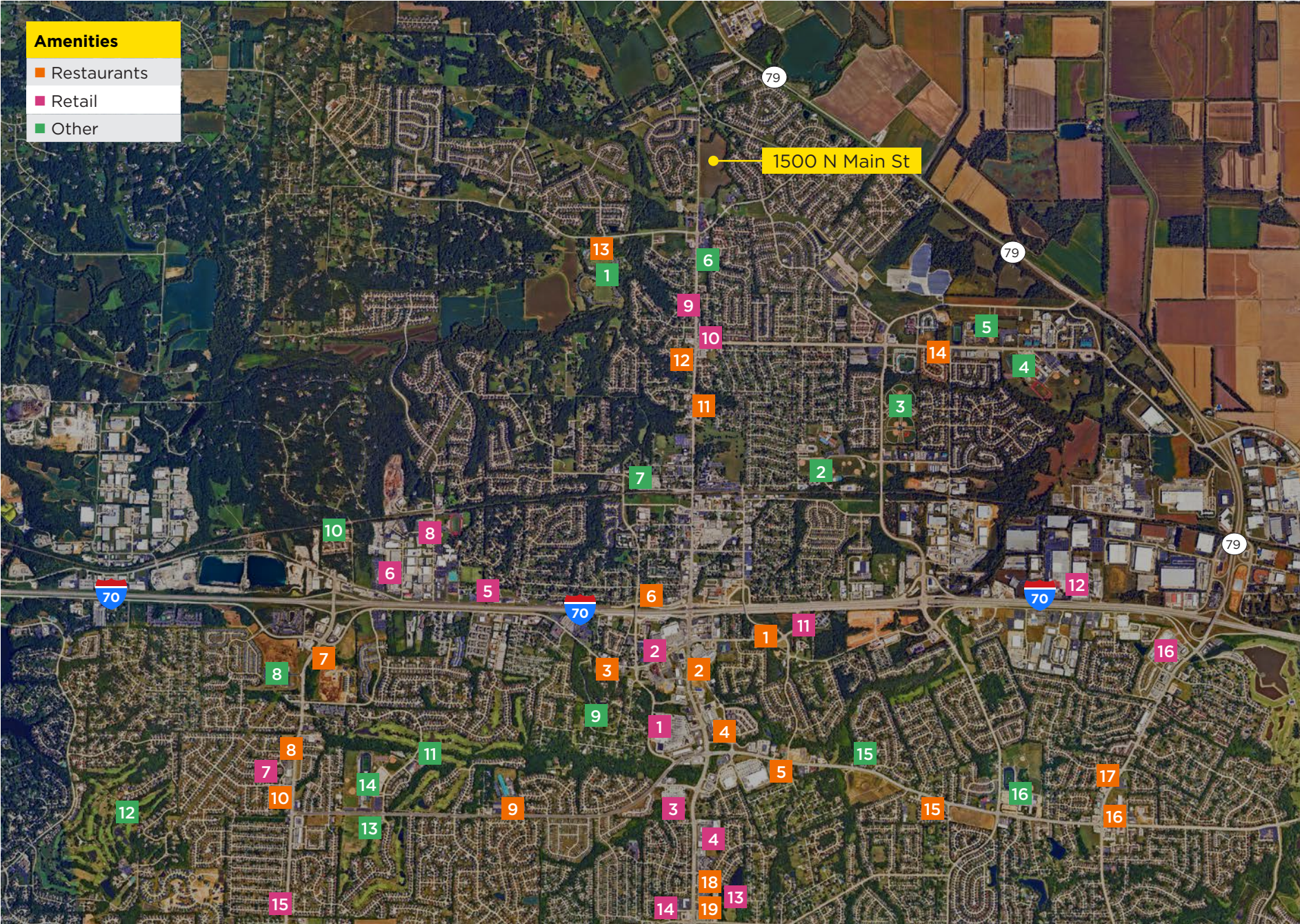
Key **highlights**

- Zoned R-2/C-1:
Prime for Development
- Exceptional Visibility
- High-Traffic Location
- All Utilities to Site
- Level, Cultivated Land
- Income-Generating Property:
Annual Farming Lease



LAND FOR SALE: 1500 N MAIN STREET, O'FALLON, MO 63366

Amenities **map**



Amenities **map**



#	Food / Restaurants
1	Ethyl's Smokehouse & Saloon
2	Drake's O'Fallon, MO
3	JJ's Restaurant
4	Golden Corral Buffet & Grill
5	Texas Roadhouse
6	El Tio Pepe Mexican
7	Starbucks
8	The Scrambler House
9	K&J Donuts
10	The Irish Gypsy Bar & Grill
11	Dos Primos Mexican
12	Dairy Queen Grill & Chill
13	Tony's Diner
14	JJ Twig's Pizza & Pub
15	Marco's Pizza
16	McDonald's
17	Green China
18	Chipotle
19	Chick-fil-A



#	Retail
1	Walmart Supercenter
2	O'Fallon Square
3	Home Depot
4	Hobby Lobby
5	Childs Tire
6	Clement Ford
7	Nature Med Dispensary
8	M&M Golf Cars
9	Jehling Hardware
10	Plaza Tire Service
11	Slumberland Furniture
12	ABC Supply Co. Inc
13	Target
14	Total Wine
15	CVS
16	Dierbergs Markets



#	Other (Golf Courses, Schools, Parks, etc.)
1	Dames Park
2	Paul A. Westhoff Park
3	Ozzie Smith Sports Complex
4	Fort Zumwalt North High School
5	Veritas Christian Academy
6	St. Charles City Library
7	Civic Park
8	O'Fallon Justice Center Police Department
9	Fort Zumwalt Park
10	St. Dominic High School
11	Falls Golf Club
12	Lake Forest Country Club
13	Falls Recreation Center
14	Fort Zumwalt West High School
15	Grace UCC & Preschool
16	Fort Zumwalt South High School

Demographic **summary**

Income	3 mile	5 mile	10 mile
Average Household Income	\$104,679	\$113,833	\$117,626
Median Household Income	\$83,438	\$93,409	\$97,270
<\$25,000	1,200	2,558	8,944
\$25,000 - \$50,000	2,348	5,790	18,291
\$50,000 - \$75,000	2,595	6,408	18,901
\$75,000 - \$100,000	1,745	5,161	17,362
\$100,000 - \$125,000	1,671	4,563	16,003
\$125,000 - \$150,000	1,089	3,677	12,124
\$150,000 - \$200,000	1,637	5,030	16,961
\$200,000+	1,179	3,926	14,619



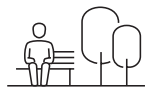
\$113,833

Average
Income (5 mi)



40.8

Median
Age (5 mi)



82%

Owner Occupied
Household (5 mi)



\$267,668

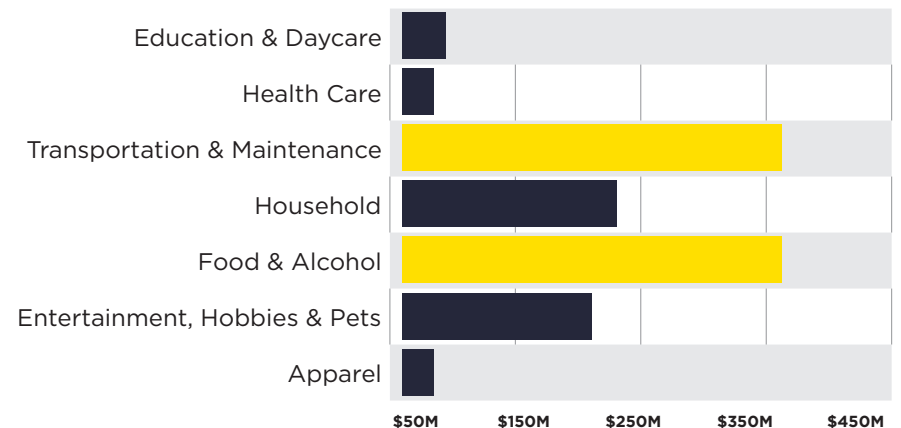
Medium Home
Value (5 mi)

Population	3 mile	5 mile	10 mile
2020 Population	33,539	97,192	314,792
2024 Population	34,289	99,238	326,273
2029 Population Projection	36,247	104,879	345,844
Annual Growth 2020-2024	0.6%	0.5%	0.9%
Annual Growth 2024-2029	1.1%	1.1%	1.2%
Median Age	41.1	40.8	40.6
Bachelor's Degree or Higher	32%	35%	39%
U.S. Armed Forces	56	84	178

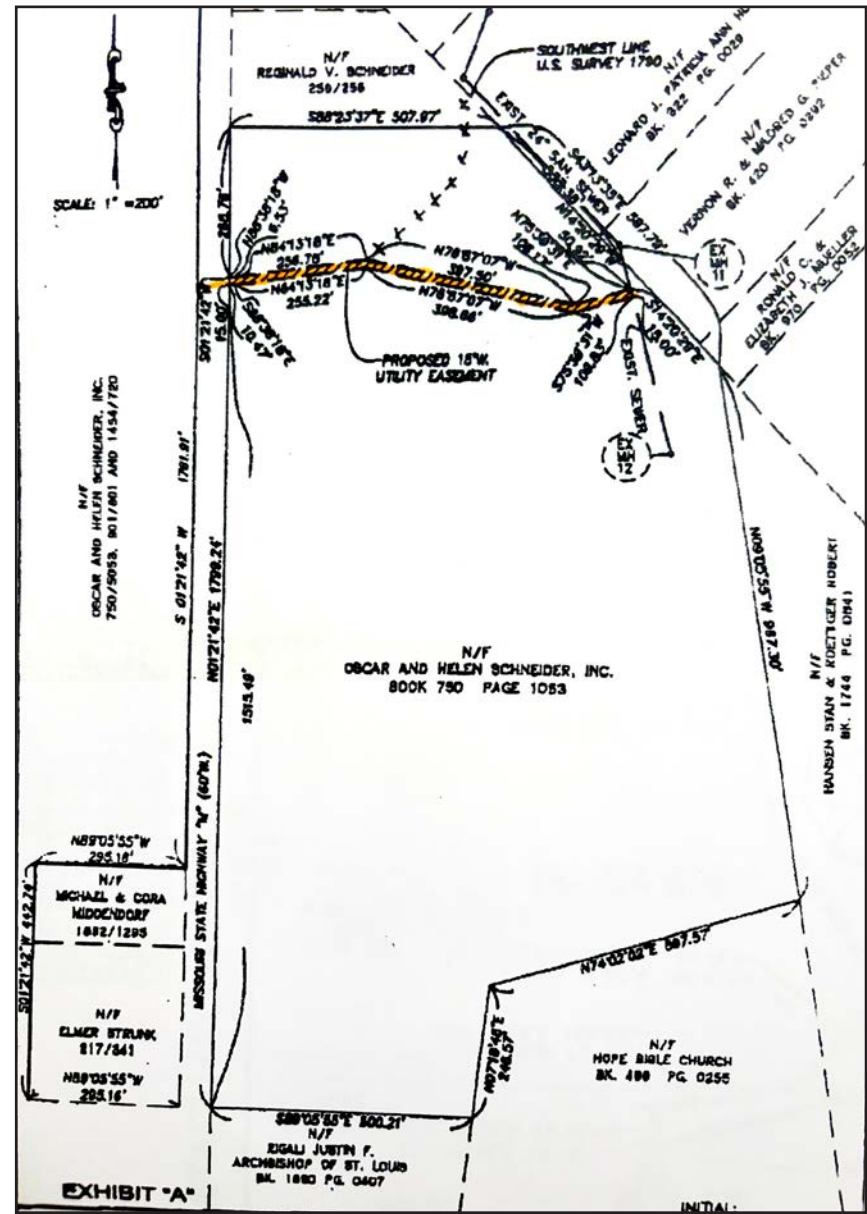
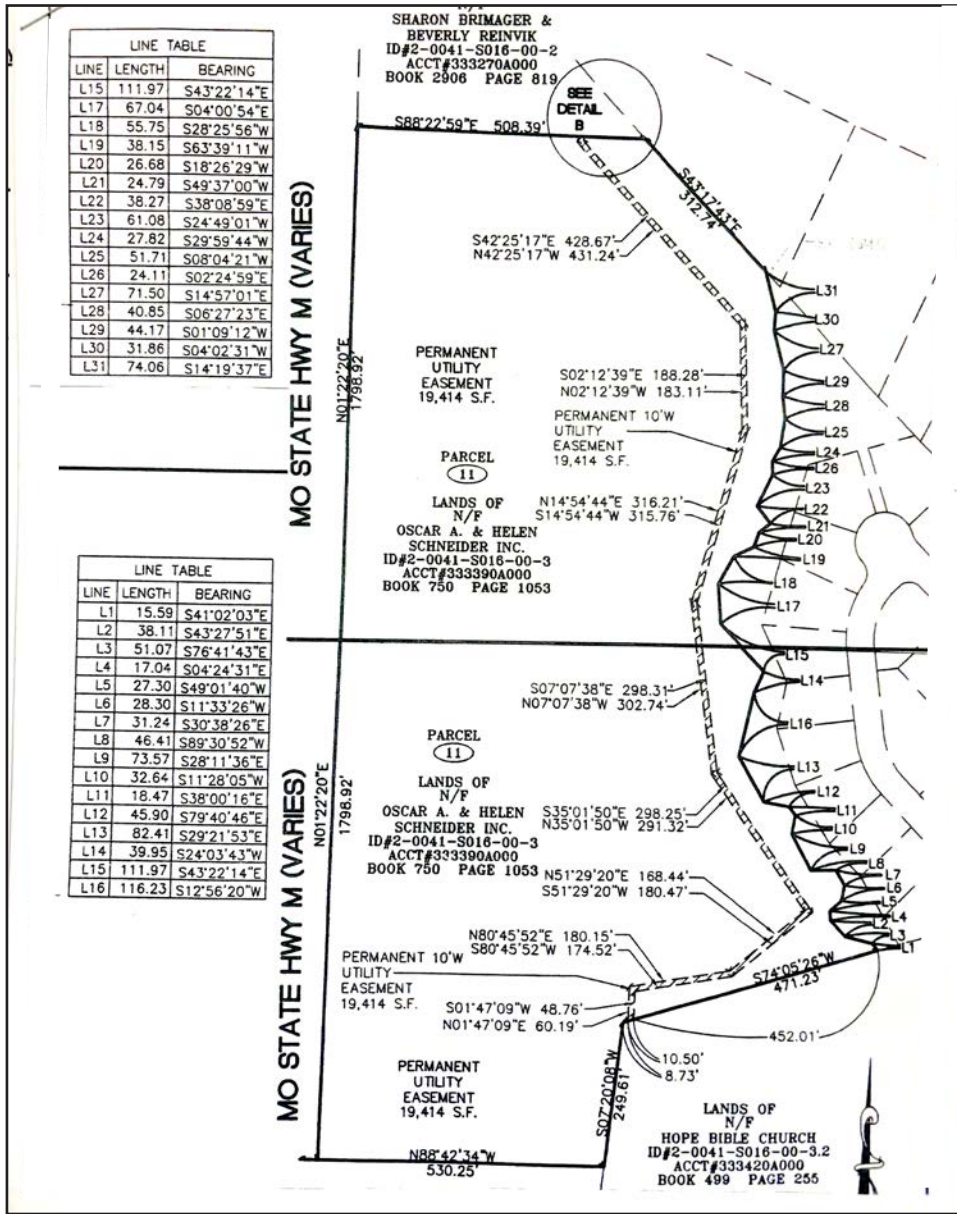
Households	3 mile	5 mile	10 mile
2020 Households	13,180	36,416	118,859
2024 Households	13,463	37,114	123,203
2029 Household Projection	14,236	39,235	130,673
Annual Growth 2020-2024	1.1%	1.1%	1.4%
Annual Growth 2024-2029	1.1%	1.1%	1.2%
Owner Occupied Households	11,145	32,294	104,891
Renter Occupied Households	3,091	6,941	25,782
Avg. Household Size	2.5	2.6	2.6

Consumer spending

5 mile Households

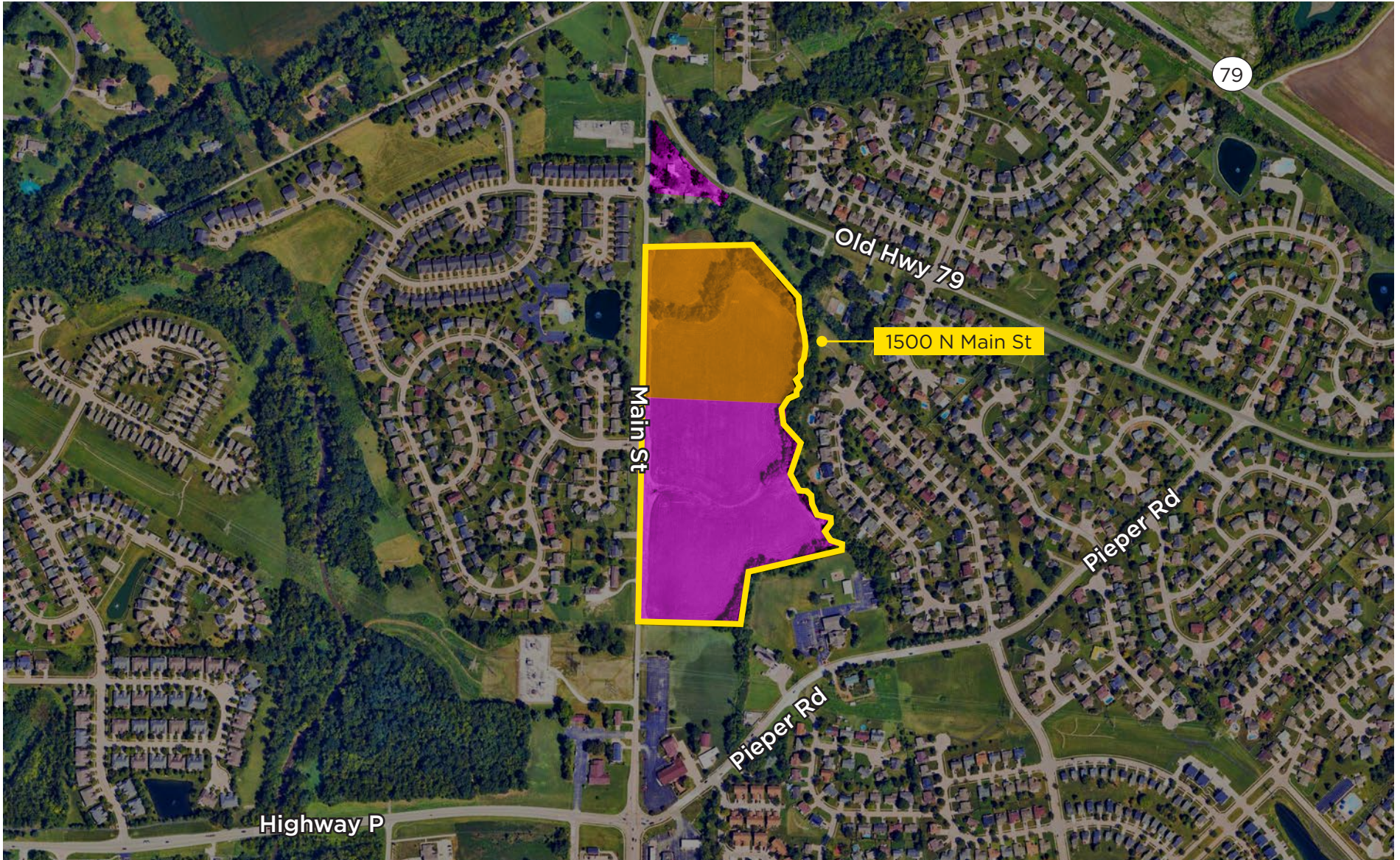


Property **survey**



LAND FOR SALE: 1500 N MAIN STREET, O'FALLON, MO 63366

Current zoning map

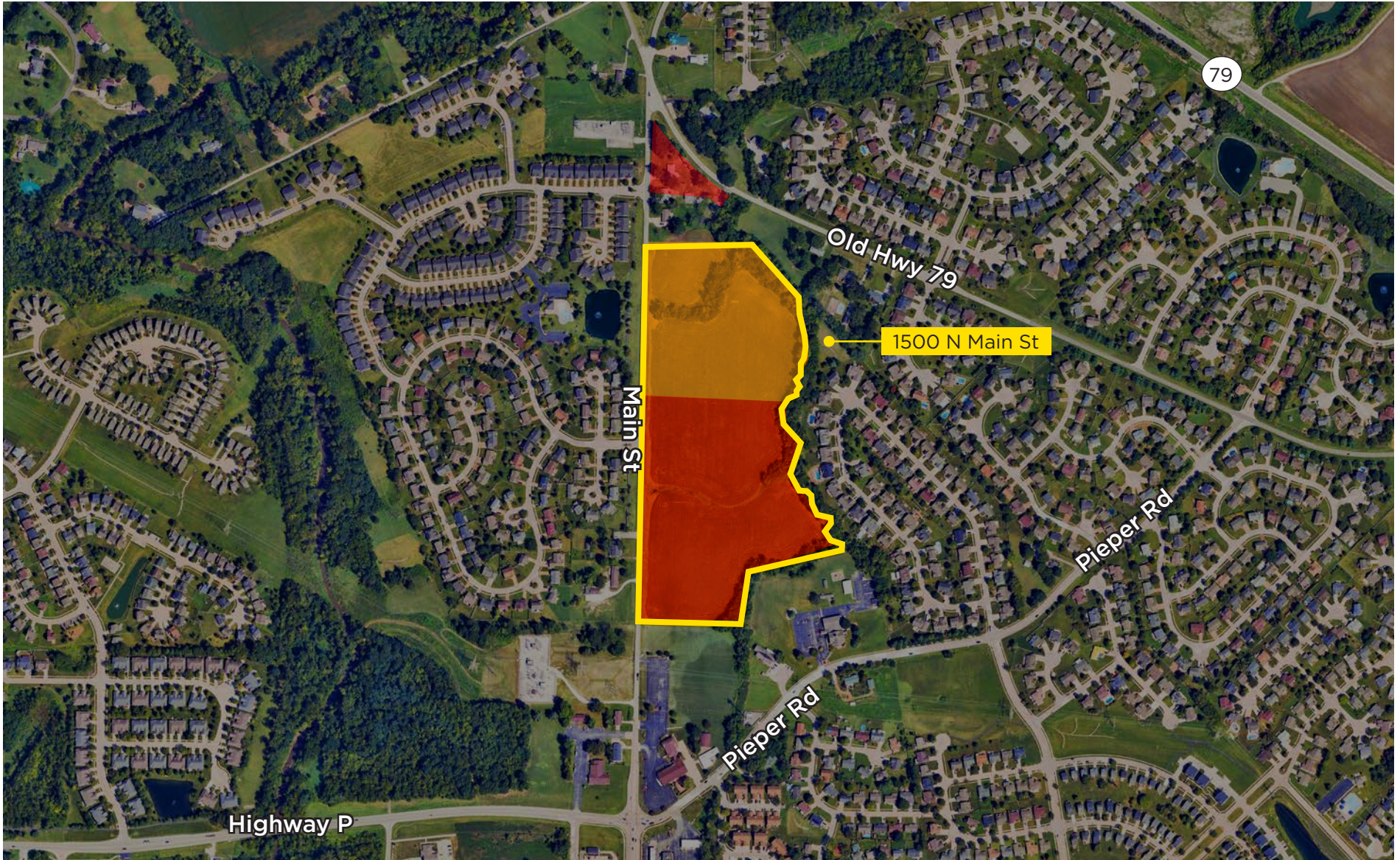


Zoning areas

C-1

R-2

Future zoning map



Zoning areas

C-2

R-2

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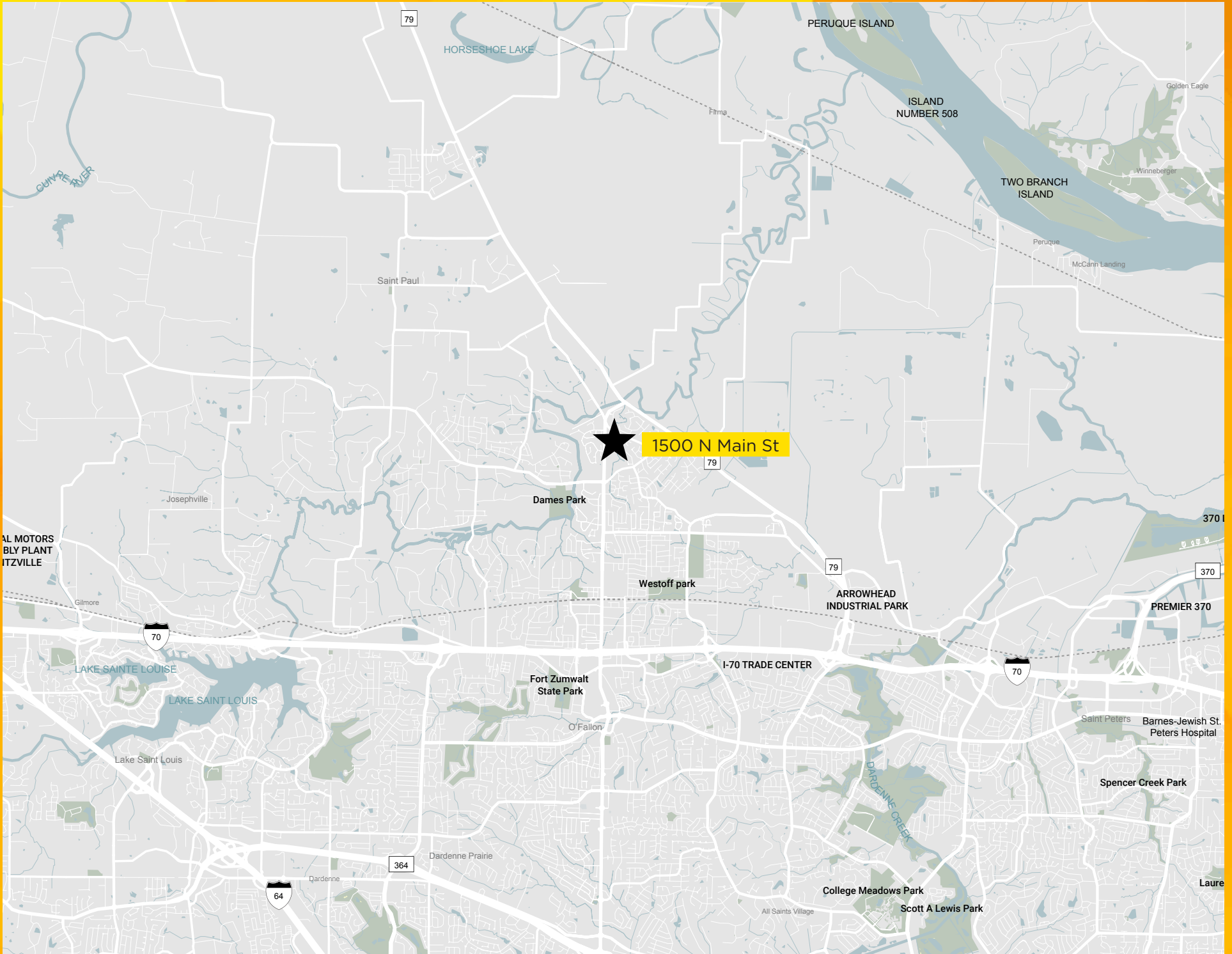
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