

LAND PROPERTY FOR SALE

13.857 AC - BRYAN RD & VETERANS MEMORIAL PKWY

9550 Veterans Memorial Pkwy
O Fallon, MO 63366

Will Holman *Managing Director*
636.628.2111 x1112
will.holman@holmanpartners.com

Addison Lijewski *Senior Advisor*
636.628.2111
addison.lijewski@holmanpartners.com

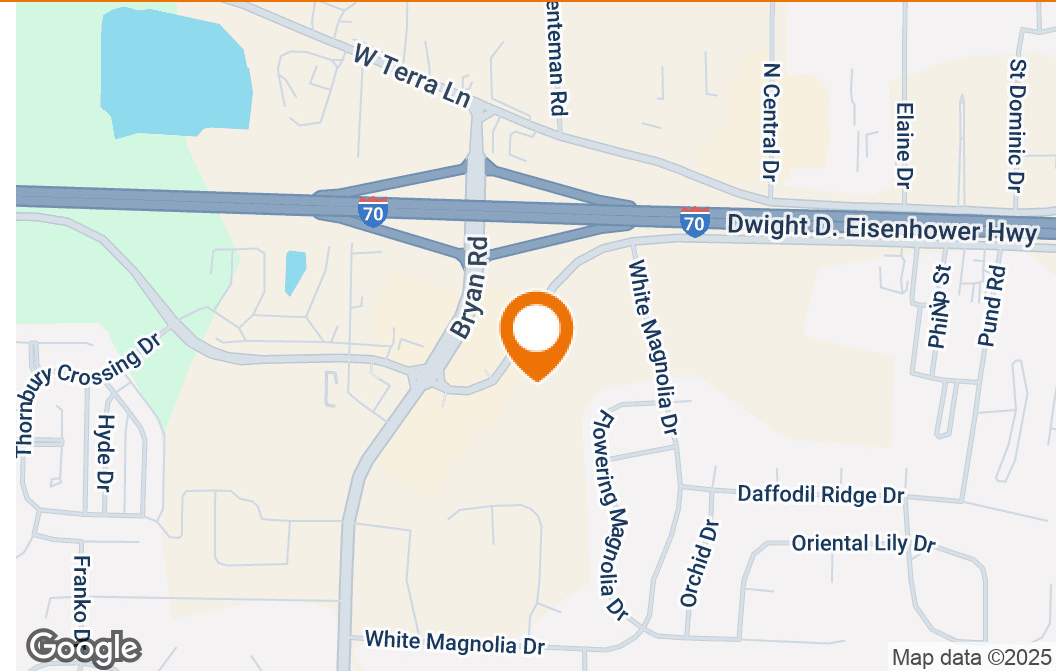
Subject Property
13.8571 Acres



**HOLMAN
PARTNERS**

PROPERTY SUMMARY

13.857 AC - BRYAN RD & VETERANS MEMORIAL PKWY



PROPERTY HIGHLIGHTS

- 13.8571 Acres Total Available
- Opportunity for Outparcels
- \$9.00/SF
- Utilities Available on Site
- Great for Retail or Hospitality Development
- New Major Sports Tourism Complex Approved for Across the Street

OFFERING SUMMARY

Sale Price:	\$5,432,500
Lot Size:	13.857 Acres
Price/SF:	\$9.00

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	866	3,577
Total Population	831	2,058	8,710
Average HH Income	\$118,120	\$112,544	\$108,306



PROPERTY DESCRIPTION

Holman Partners is pleased to present an opportunity to purchase up to 13.857 Acres located at the intersection of Bryan Rd. and Veterans Memorial Pkwy, both major thoroughfares in the city of O'Fallon. The site is a great opportunity for retail or hospitality development with all utilities available. Listed at \$9.00/SF, this presents as a great investment opportunity for a growing area located near a major interstate.

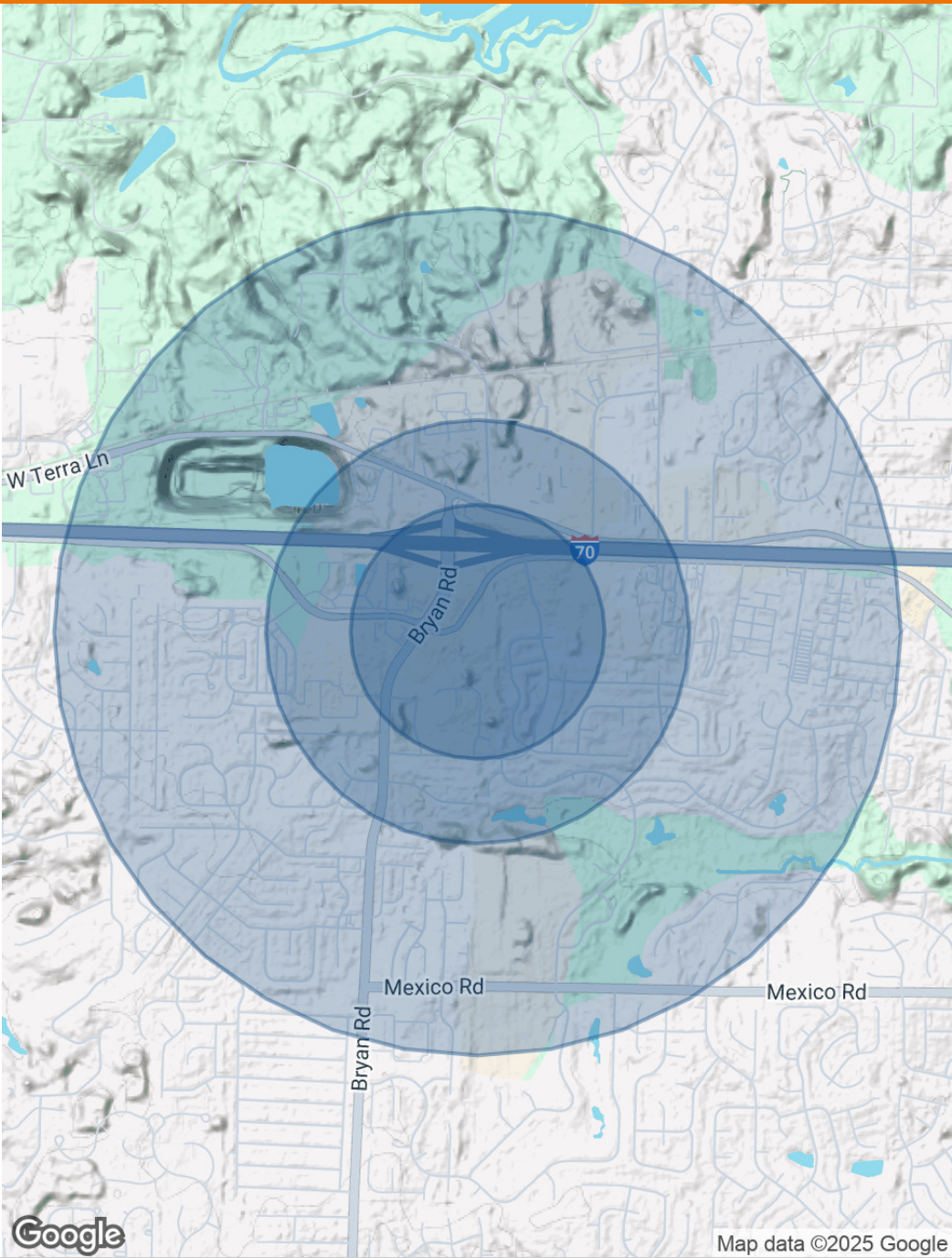
LOCATION DESCRIPTION

Discover the vibrant and developing community surrounding the 13.857 Acre property at 9550 Veterans Memorial Pkwy in O'Fallon, MO. Located in a robust retail corridor with a thriving commercial landscape, this prime location is a great opportunity for land and retail investors seeking a strategic foothold in a dynamic market. A new development was approved in January 2025 for a sports center, retail center, food truck park, and banquet center across Bryan Rd. from the subject property. This new development is expected to increase demand and traffic for the area requiring additional supporting development. This area captivates both locals and visitors alike, promising a thriving customer base for future retail developments.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	831	2,058	8,710
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	38	40	41

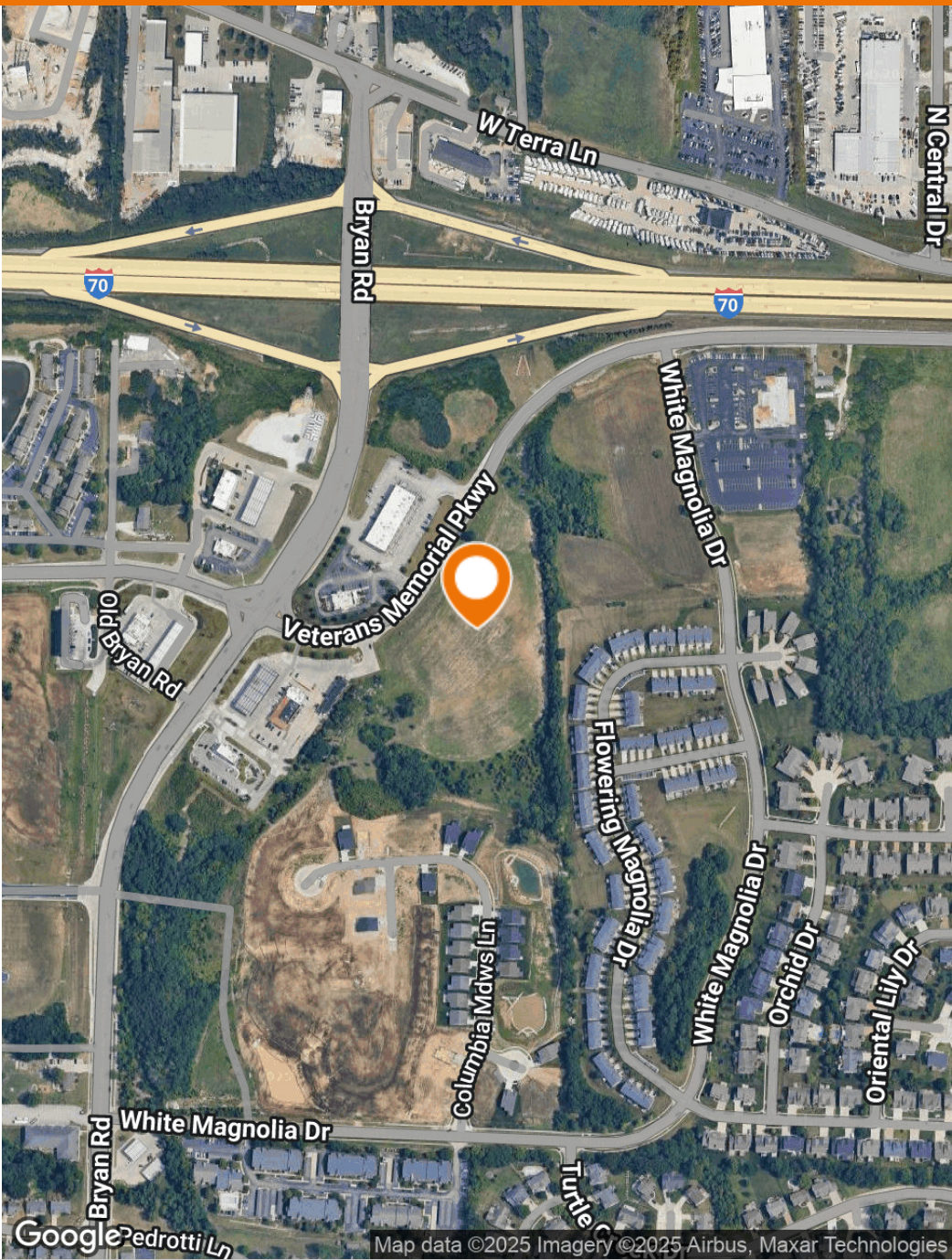
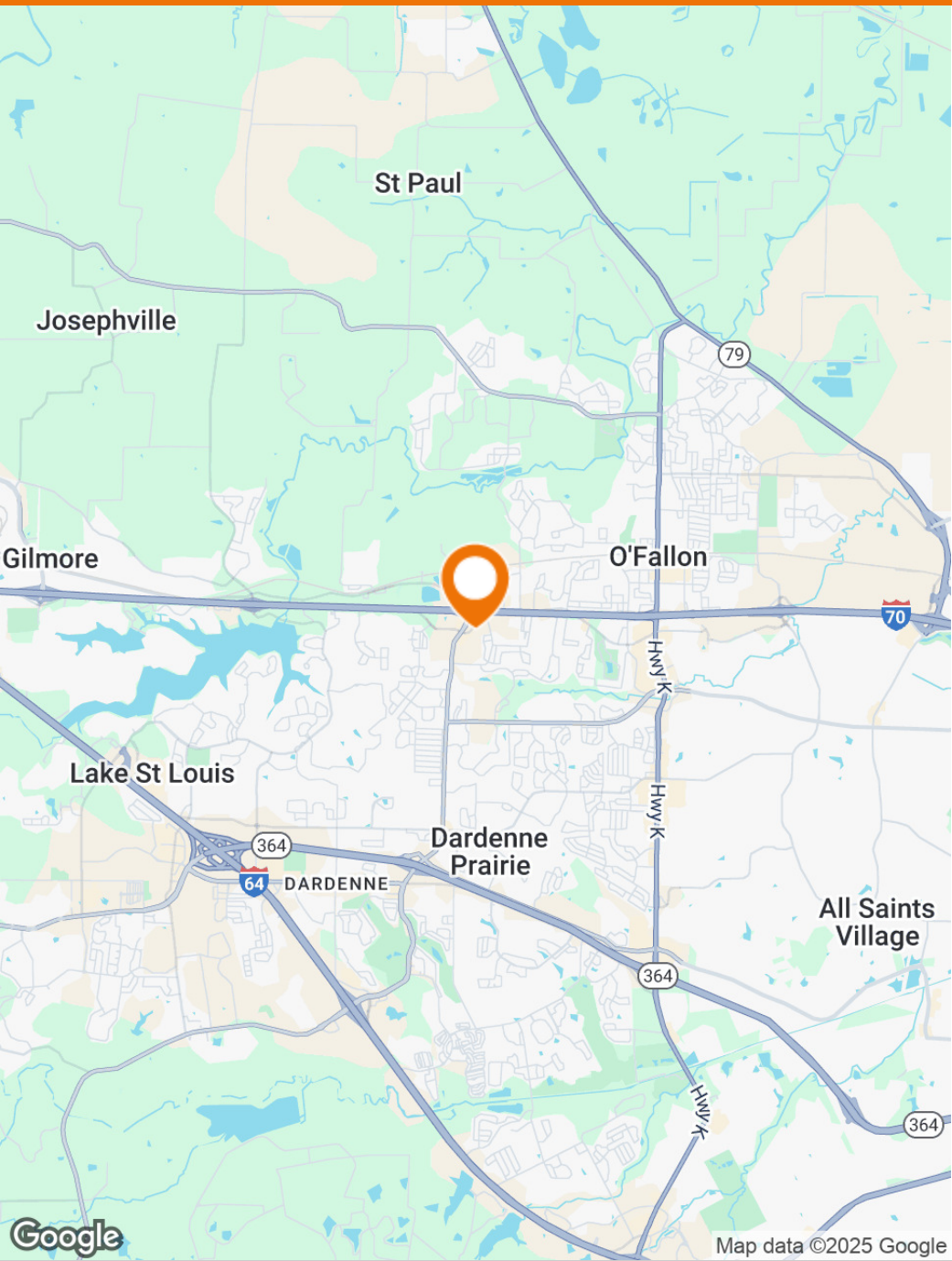
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	866	3,577
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$118,120	\$112,544	\$108,306
Average House Value	\$387,676	\$358,538	\$320,540

Demographics data derived from AlphaMap



LOCATION MAP

13.857 AC - BRYAN RD & VETERANS MEMORIAL PKWY





RETAILER MAP

13.857 AC - BRYAN RD & VETERANS MEMORIAL PKWY



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

NEW SPORTS TOURISM COMPLEX APPROVED FOR O'FALLON

On January 29, 2025, the O'Fallon City Council approved site plans to develop a new sports tourism complex in O'Fallon just north of the O'Fallon Justice Center along Bryan Road. The site plan for the complex includes a 160,000 SF Sports Complex, two hotels, a 40,000 SF Retail Center, plus an outdoor food truck park and bourbon garden. The developer plans for the complex to be fully operational by 2026. When fully operational, the complex is estimated to bring in \$20 million to \$40 million annually.



APPROVED DEVELOPMENT - O'FALLON RETAIL CENTER

13.857 AC - BRYAN RD & VETERANS MEMORIAL PKWY





WILL HOLMAN

Managing Director

Direct: 636.628.2111 x1112 Cell: 636.734.1815
will.holman@holmanpartners.com

MO #1999033650



ADDISON LIJEWSKI

Senior Advisor

Direct: 636.628.2111 Cell: 815.993.0531
addison.lijewski@holmanpartners.com

MO #2019023222

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