

For Sale

NAIDESCO

Crossroad Center

Hwy 61 & Crossroads Blvd, Moscow Mills MO 63362



Property Highlights



Click for Video



176 Acres Total
(1-72 Contiguous AC)



Development
Opportunity



Excellent Visibility
from Highway 61



Contact Broker
for Sale Price

For more information, please contact:



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NAIDESCO

8112 Maryland Ave, Suite 300

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Property Features

- 176-acre, strategically located development site with available lots ranging from 1 to 72 contiguous acres
- Parcels can be subdivided to meet specific user requirements — please contact brokers for details
- Suitable for a variety of uses including retail, industrial, residential/multi-family, hospitality, self-storage, and more
- Excellent visibility from Highway 61 with a full diamond interchange for seamless accessibility
- 9 miles from I-70
- Growing community with a historical annual population growth rate of 5.5%



Sale Price: Contact Broker



Demographics



Population

Population

	3 Mile	5 Mile	7 Mile	10 Mile
	10,418	25,125	65,870	111,188

2029 Projected

	12,084	28,294	71,494	120,353
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Household

Households

	3,704	8,830	23,512	40,089
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2029 Projected

	4,449	10,233	26,133	44,288
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Average Household Income

Avg. Household Income

	\$116,344	\$122,848	\$128,877	\$128,611
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2029 Projected

	\$119,104	\$126,269	\$132,721	\$132,633
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Median Household Income

Med. Household Income

	\$94,496	\$99,075	\$101,973	\$100,217
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2029 Projected

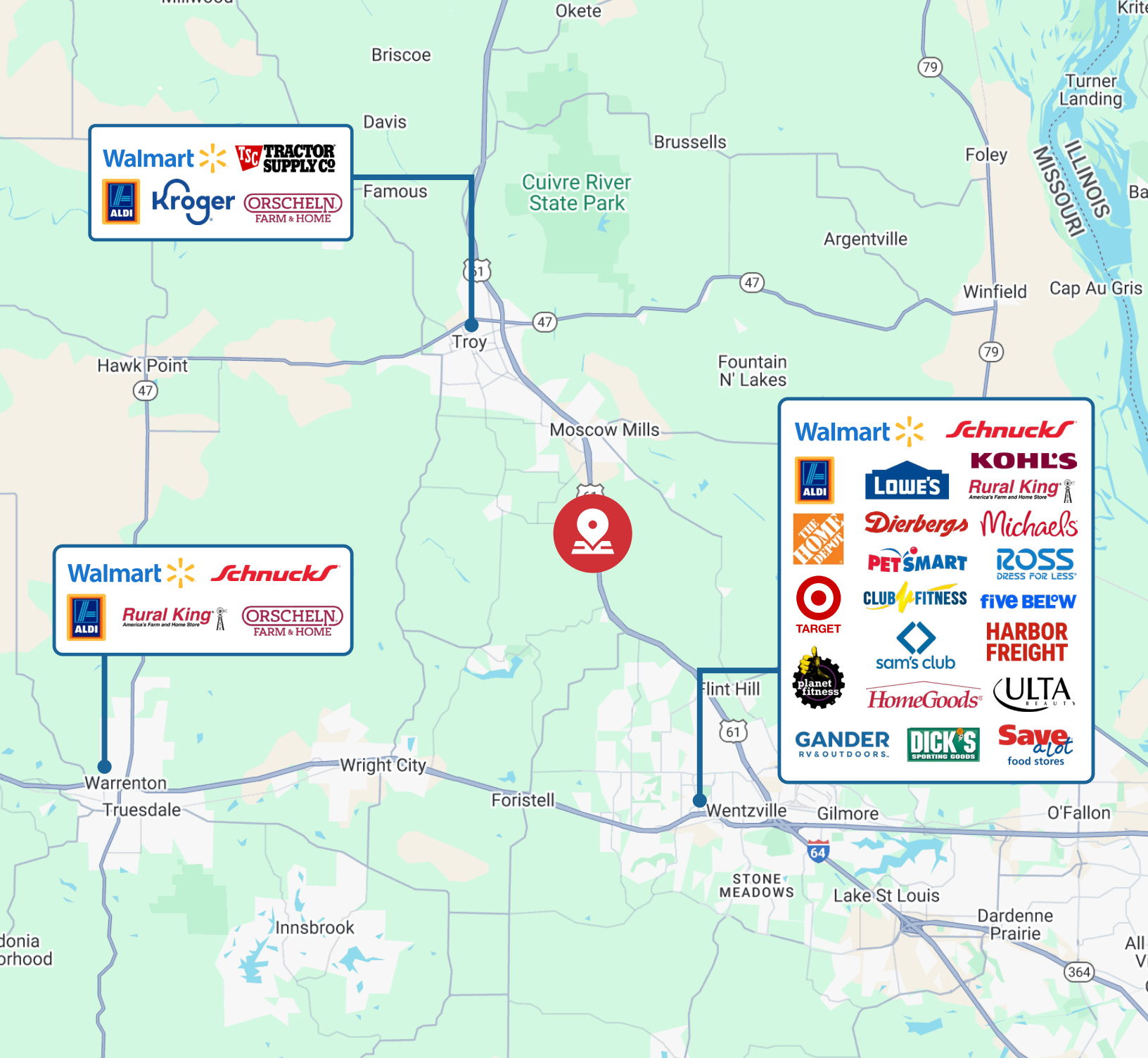
	\$95,748	\$100,002	\$103,394	\$101,960
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Conceptual Plan A



Conceptual Plan B





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