

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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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**

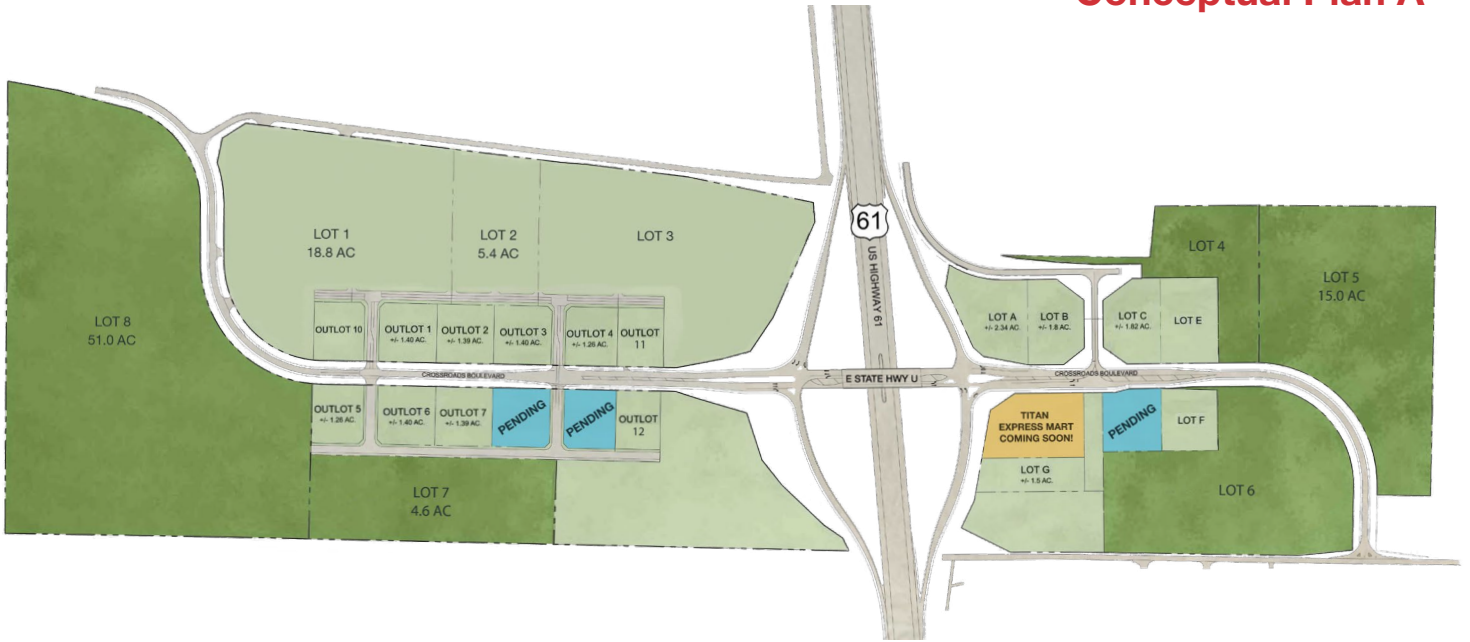


Demographics

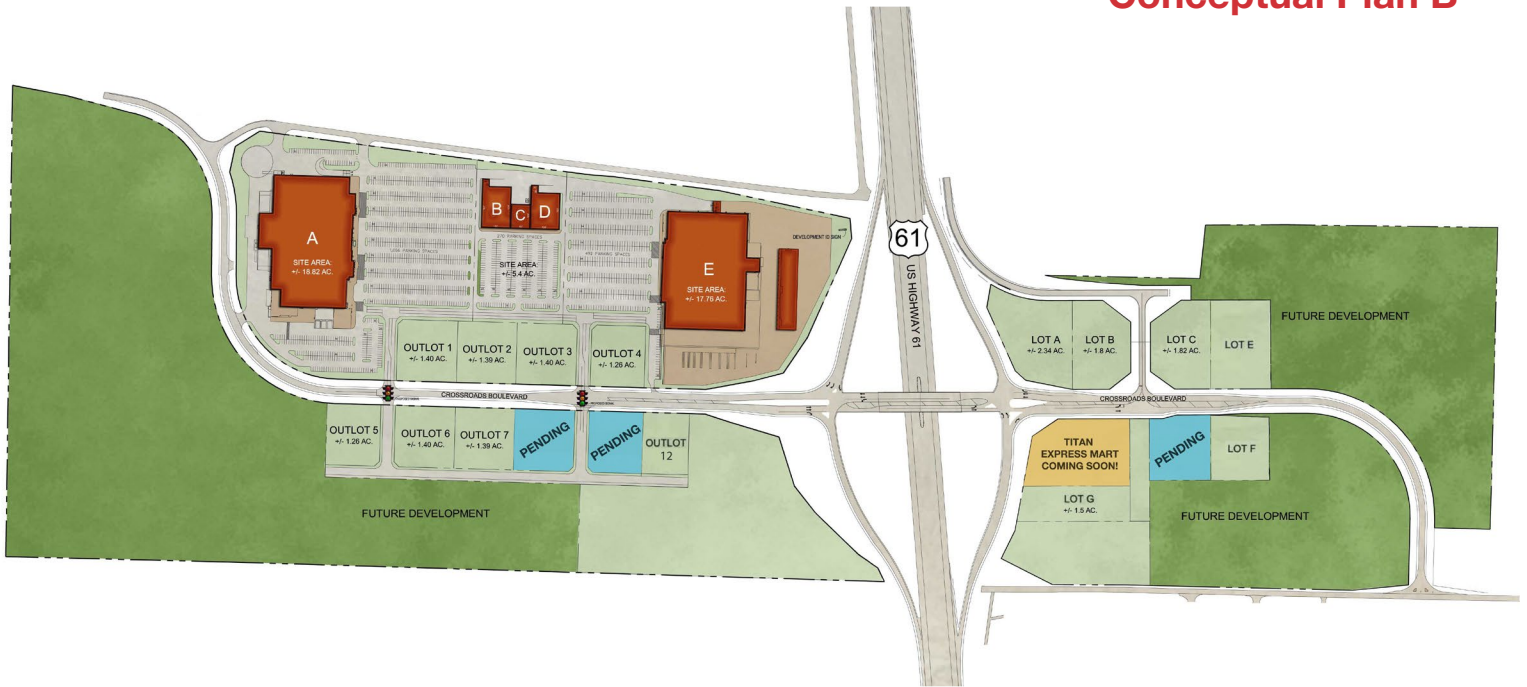


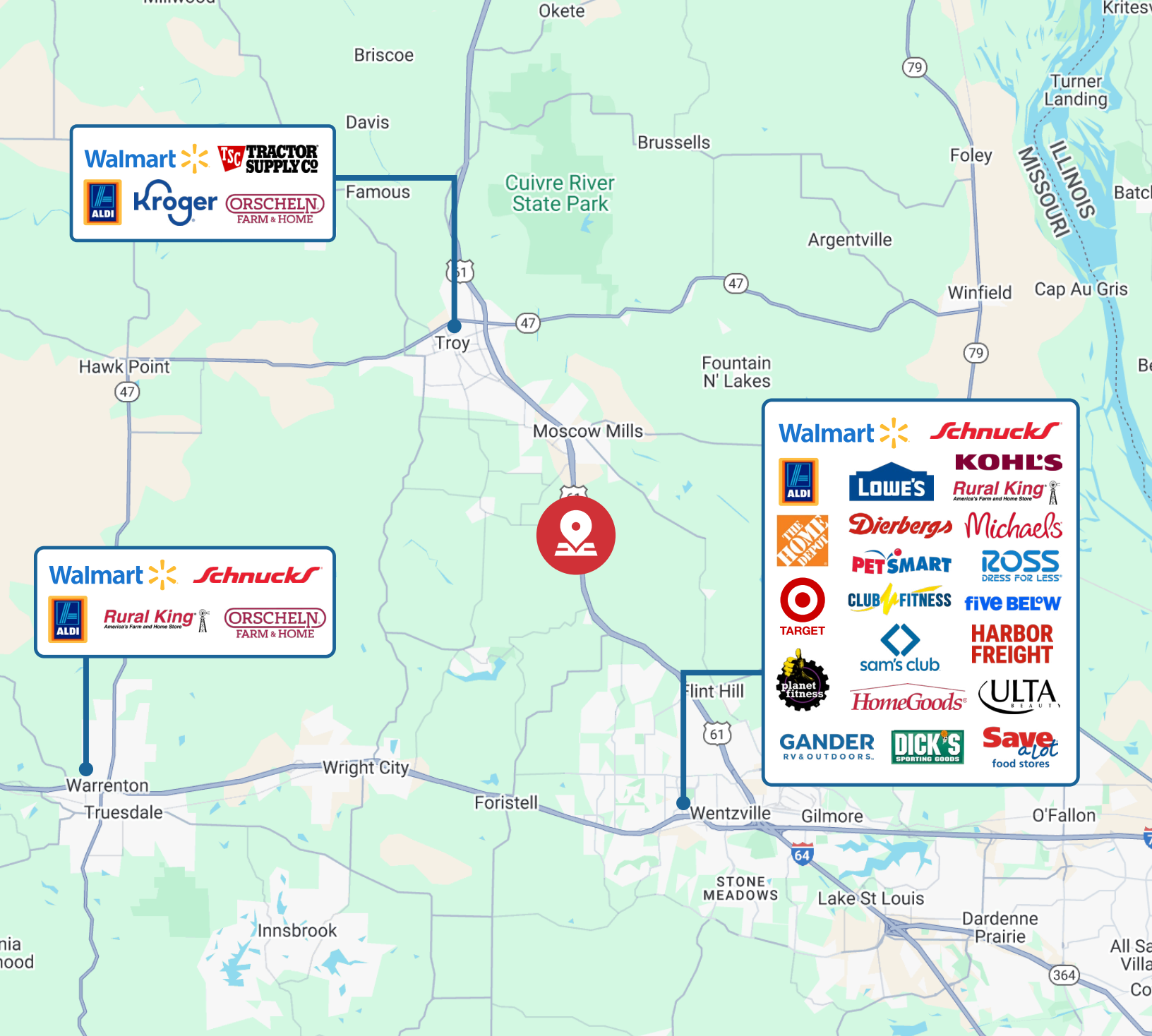
	3 Mile	5 Mile	7 Mile	10 Mile
 Population				
Population	10,418	25,125	65,870	111,188
2029 Projected	12,084	28,294	71,494	120,353
 Household				
Households	3,704	8,830	23,512	40,089
2029 Projected	4,449	10,233	26,133	44,288
 Average Household Income				
Avg. Household Income	\$116,344	\$122,848	\$128,877	\$128,611
2029 Projected	\$119,104	\$126,269	\$132,721	\$132,633
 Median Household Income				
Med. Household Income	\$94,496	\$99,075	\$101,973	\$100,217
2029 Projected	\$95,748	\$100,002	\$103,394	\$101,960

Conceptual Plan A



Conceptual Plan B





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