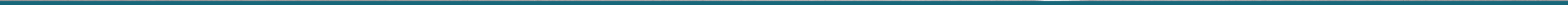




**SUBJECT
PROPERTY**



EXCLUSIVELY LISTED BY:

6020 Telegraph Road

SAINT LOUIS, MO 63129

OFFERING MEMORANDUM



DANIEL FLAIZ

INVESTMENT SALES AND LEASING
BROKER
17280 N Outer 40 Rd, Suite 201
Chesterfield, MO 63005
dflaiz@mckelveyproperties.com Mobile:
314.267.8086
Office: 636.669.9111



TOTAL SIZE 2.00 ACRES | PARCEL 1: \$750,000 | REDEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Parcel 1 (6020 Telegraph) offers an opportunity unlike any other in the area. With large enough acreage for a retail strip, QSR, multi family housing, and numerous other uses, this piece of land located on one of the busiest routes in Saint Louis County offers exposure to support a multitude of developments.



PROPERTY HIGHLIGHTS

- Large 2 Acre Parcel for Redevelopment
- Ideal for Car Wash, QSR, Retail Locations
- 160+ Feet of Frontage
- 40,000+ VPD

Sale Price:	Parcel 1: \$750,000
Property Address:	6020 Telegraph Road
City, State, Zip Code:	Saint Louis, MO 63129
Property Type:	Commercial
Building:	Building 1 (Parcel 1): 1,428
Lot Size:	Parcel 1: 2.00 Acres
Zoned:	Parcel 1: Current "R-2" (Rezoning Potential)



NORTH TELEGRAPH AERIAL



SOUTH TELEGRAPH AERIAL



REAR AERIAL VIEW





LOCATION OVERVIEW

South Saint Louis County is known for its suburban charm, diverse communities, and family-friendly atmosphere. This region encompasses several popular neighborhoods, including Mehlville, Oakville, Affton, and Sunset Hills, each offering its own unique character and amenities. The real estate market features a mix of single-family homes, townhouses, and condos, catering to various lifestyles and budgets..

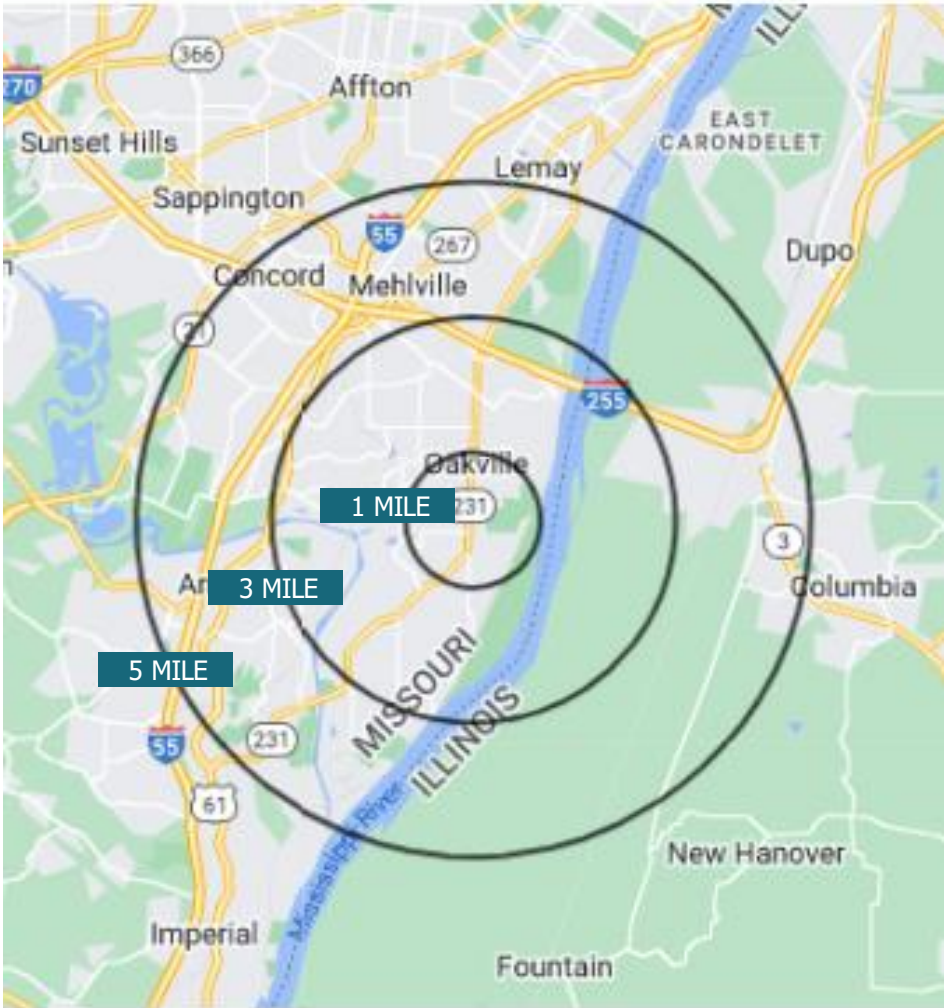
South County is home to numerous parks, shopping centers, and recreational facilities, including the South County Center and nearby Grant's Farm, making it a vibrant place to live. The area boasts several highly rated public and private schools, appealing to families with children. Convenient access to major highways, such as I-55 and I-270, allows for easy commuting to downtown St. Louis and surrounding areas.

The real estate market in South County has been competitive, driven by steady demand for homes due to its desirable location and community features. With potential for property appreciation, South County presents an attractive option for both first-time homebuyers and real estate investors. Overall, the region offers a balanced mix of suburban living and urban amenities, making it a sought-after destination for those in the St. Louis area.



DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2010 Population	9,428	46,217	113,969
2023 Population	9,113	44,865	112,190
2028 Population Projection	9,070	44,700	112,117
Median Age	42.9	43.9	43.2
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2010 Households	3,770	18,145	46,801
2023 Households	3,639	17,635	46,122
2028 Households Projection	3,620	17,573	46,097
Average Household Size	2.5	2.5	2.4
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$102,782	\$109,025	\$94,217
Median Household Income	\$73,969	\$87,775	\$75,070



112,190 **\$94,217** **\$75,070**

2023 POPULATION
(5 Miles)

AVERAGE HH
INCOME
(5 Miles)

MEDIAN HH
INCOME
(5 Miles)

6020 TELEGRAPH RD

SAINT LOUIS, MO 63129

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MCKELVEY
PROPERTIES

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