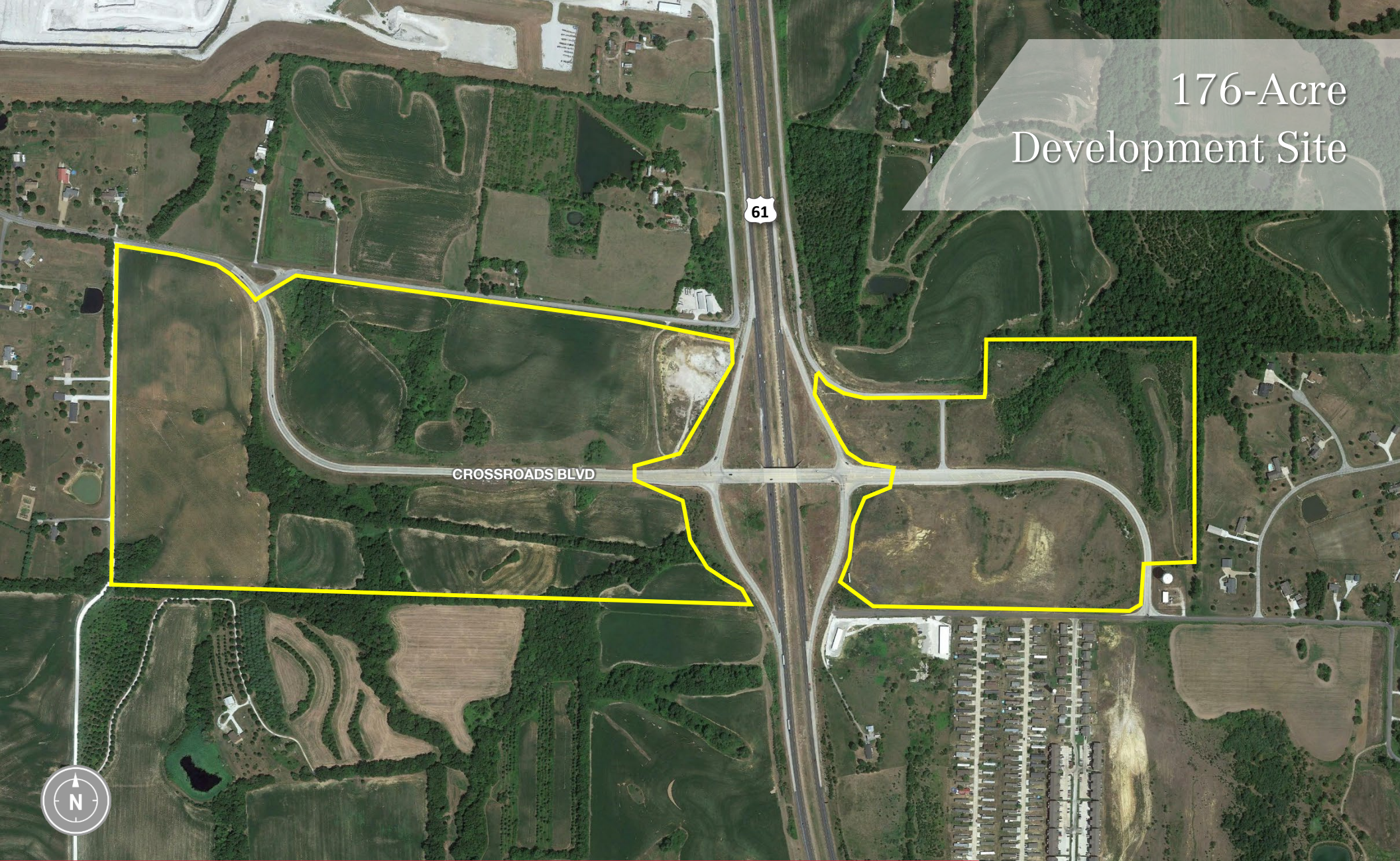


176-Acre
Development Site



Crossroads Center Development

Lots for Sale at Hwy 61 & Crossroads Blvd | Moscow Mills, MO 63362

NAIDESCO

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8112 Maryland Ave, Suite 300 | St. Louis MO 63105
314 994 4444 | info@naidesco.com | naidesco.com

Crossroads Center Conceptual Plan



Area Amenities

- 176-acre well-positioned development site with lots for sale from 1-100 acres
- Can be demised to fit individual users needs; please contact Brokers
- Excellent opportunity to develop retail, industrial, residential / multi-family, hospitality, storage and more
- Located in Moscow Mills, Lincoln County Missouri
- Easily accessible from Hwy 61 by full diamond interchange
- Excellent visibility from Hwy 61
- 9 miles from I-70
- Growing community with 5.5% historical annual growth

Contact Broker for Pricing

For more information:

Michelle Miller

314 994 4944 • mmiller@naidesco.com

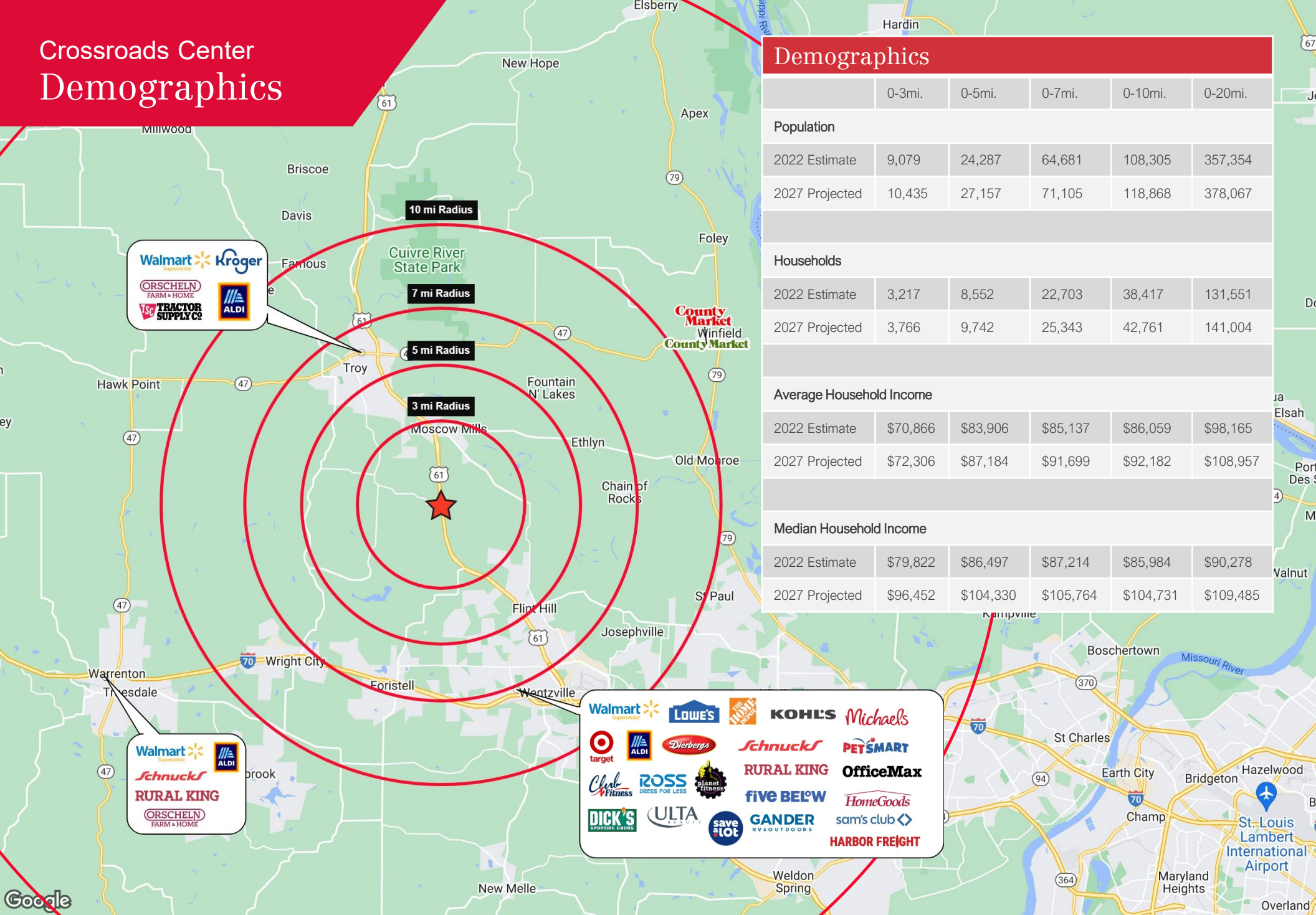
Tony Salerno

314 994 2322 • tsalerno@naidesco.com

Tim Cribbin

314 994 4448 • tcribbin@naidesco.com

Crossroads Center Demographics



Demographics

	0-3mi.	0-5mi.	0-7mi.	0-10mi.	0-20mi.
Population					
2022 Estimate	9,079	24,287	64,681	108,305	357,354
2027 Projected	10,435	27,157	71,105	118,868	378,067
Households					
2022 Estimate	3,217	8,552	22,703	38,417	131,551
2027 Projected	3,766	9,742	25,343	42,761	141,004
Average Household Income					
2022 Estimate	\$70,866	\$83,906	\$85,137	\$86,059	\$98,165
2027 Projected	\$72,306	\$87,184	\$91,699	\$92,182	\$108,957
Median Household Income					
2022 Estimate	\$79,822	\$86,497	\$87,214	\$85,984	\$90,278
2027 Projected	\$96,452	\$104,330	\$105,764	\$104,731	\$109,485

Walmart Supercenter
Kroger
ORSCHELN FARM + HOME
TRACTOR SUPPLY CO.
ALDI

Walmart Supercenter
ALDI
Schnucks
RURAL KING
ORSCHELN FARM + HOME

Walmart Supercenter
LOWE'S
KOHLS
Michaels
target
ALDI
Dierbergs
Schnucks
PETS M A R T
RURAL KING
OfficeMax
Chak Fitness
ROSS DRESS FOR LESS
planet fitness
FIVE BEL'W
HomeGoods
DICK'S SPORTING GOODS
ULTA
save a lot
GANDER RE/OUTDOORS
sam's club
HARBOR FREIGHT

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