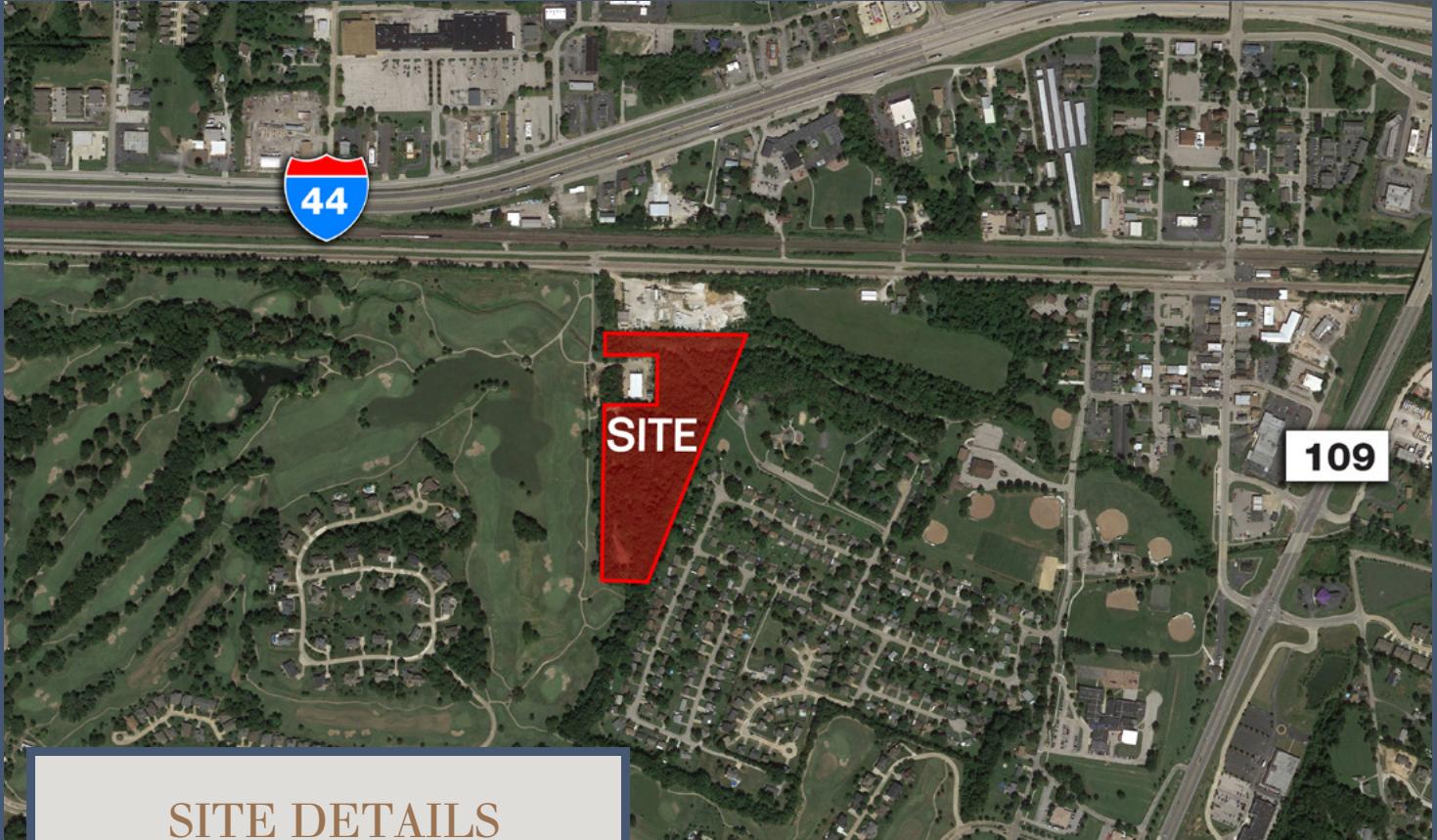


FOR SALE
14.7+/- Acres Available

SANSONE
group

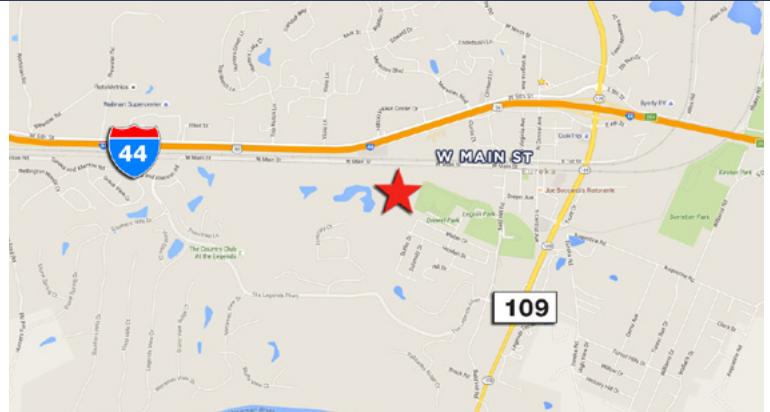
Land - Eureka, MO



SITE DETAILS

- 14.7+/- Acres of Land
- Located on the South Side of I-44, 2.5 Miles from Highway 109
- Backs up to the Country Club at the Legends Golf Course
- Prime Multi/Single Family Site
- Zoned M2, Heavy Industrial
- **SALE PRICE: \$1,600,000**

 **LAND - EUREKA, MO**
405 Heyden Drive • Eureka, MO 63025



FOR MORE INFORMATION PLEASE CONTACT:

Jake Corrigan
jcorrigan@sansonegroup.com

Vince Bajardi, CCIM
vbajardi@sansonegroup.com

 314-727-6664

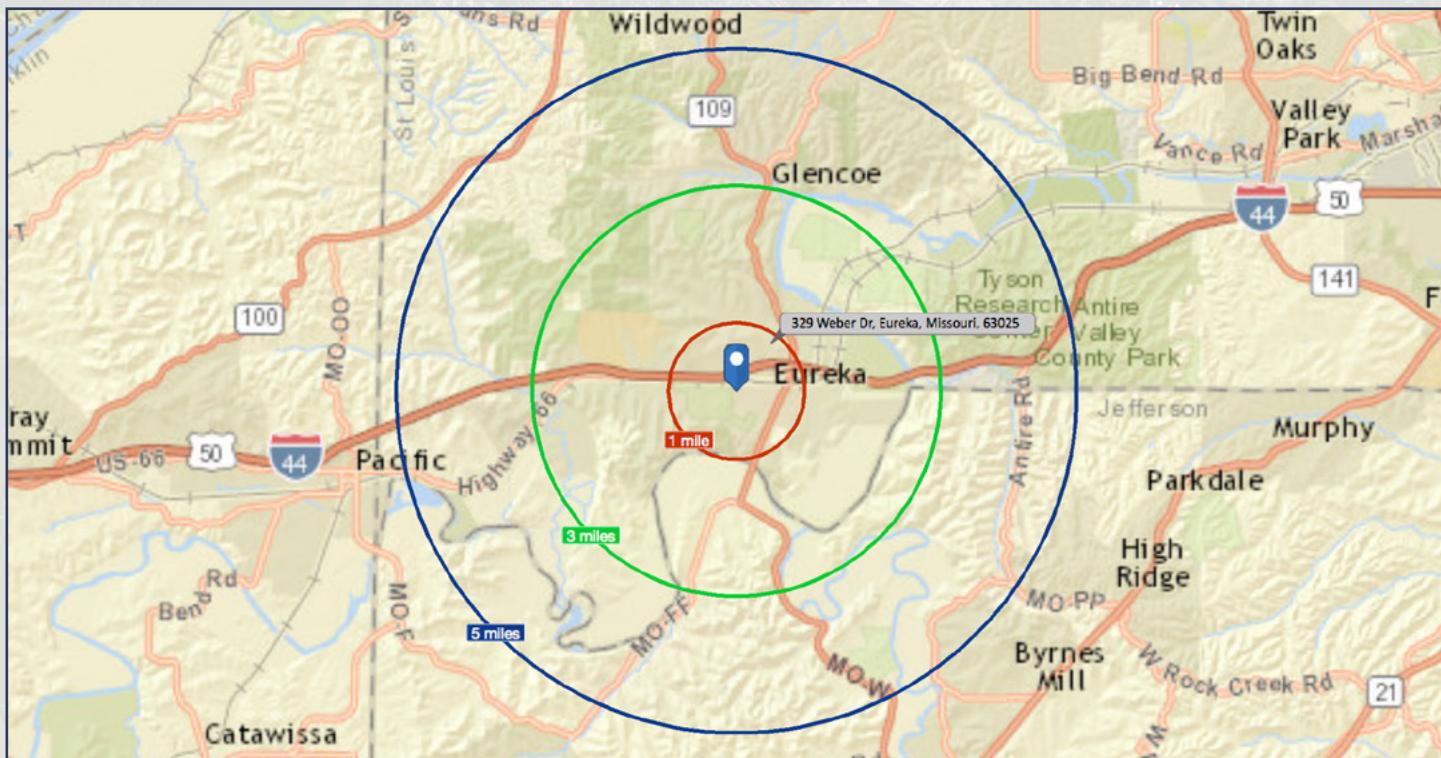
 www.sansonegroup.com

 120 S. Central, Suite 500
St. Louis, Missouri 63105

14.7+/- ACRES - EUREKA, MO

2016 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,463	13,903	23,021
Median Age	37.6	39.5	40.5
Average Household Income	\$121,944	\$118,166	\$115,622
Total Employees	4,045	6,544	7,871
Total # of Businesses	344	569	709
Average Daily Traffic Count: 17,509 VPD on Highway 109			



FOR MORE INFORMATION:

Jake Corrigan
jcorrigan@sansonegroup.com

Vince Bajardi, CCIM
vbajardi@sansonegroup.com



SANSONE
 group

120 S. Central, Suite 500
 St. Louis, Missouri 63105

314-727-6664



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.