

# FOR SALE

14.7+/- Acres Available

**SANSONE**  
group

## Land - Eureka, MO



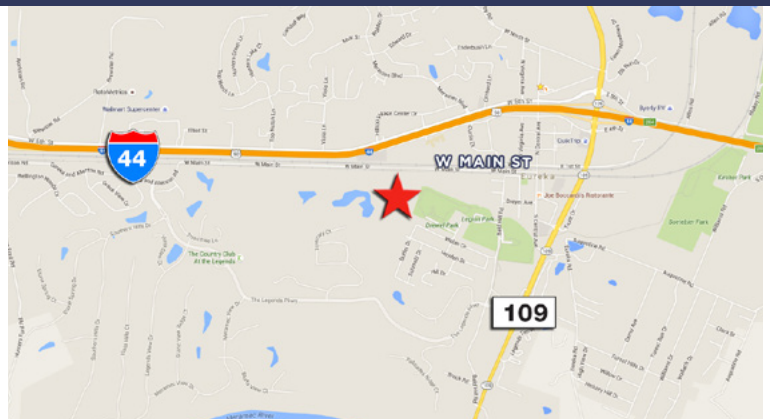
### SITE DETAILS

- 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:**

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St. Louis, Missouri 63105

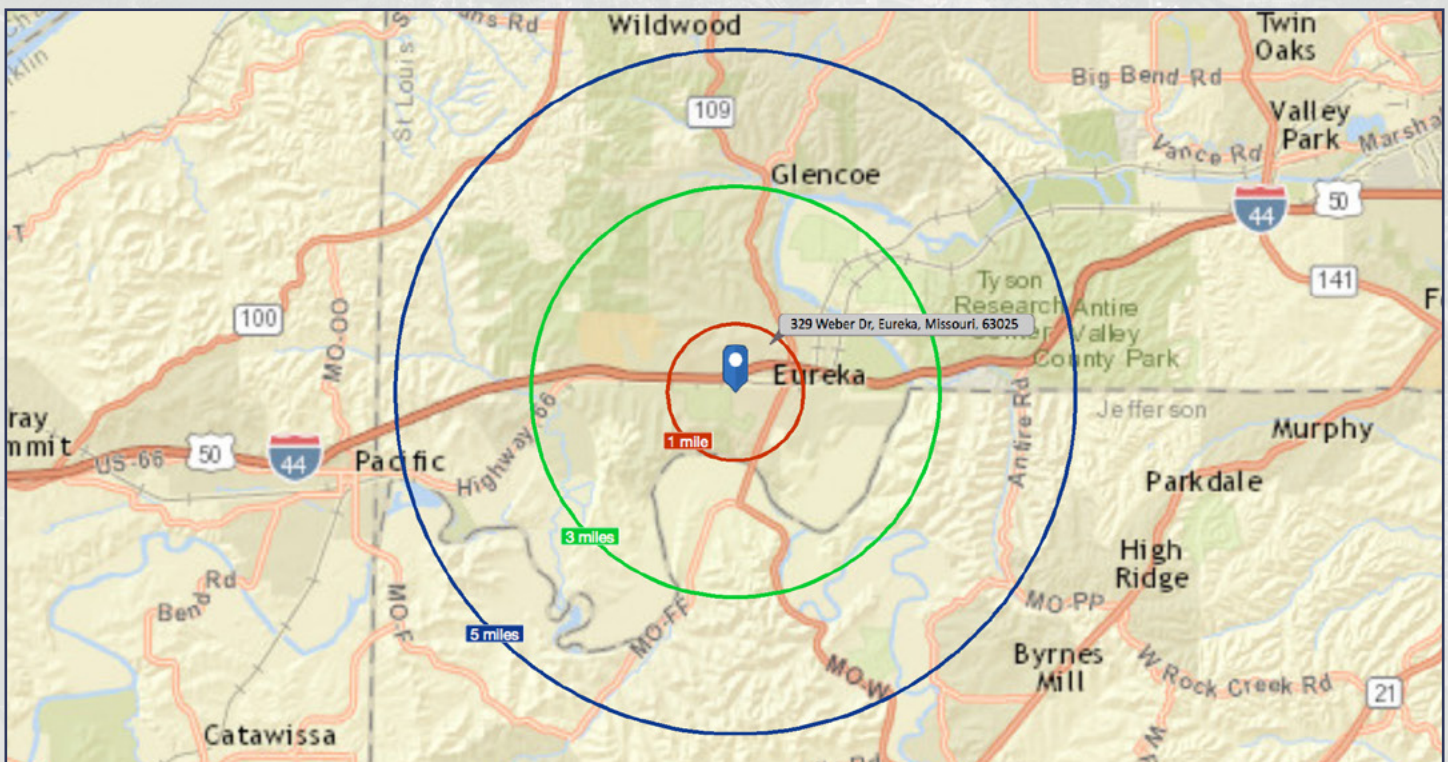


# 14.7+/- ACRES - EUREKA, MO

## 2016 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Population</b>	6,463	13,903	23,021
<b>Median Age</b>	37.6	39.5	40.5
<b>Average Household Income</b>	\$121,944	\$118,166	\$115,622
<b>Total Employees</b>	4,045	6,544	7,871
<b>Total # of Businesses</b>	344	569	709

**Average Daily Traffic Count:** 17,509 VPD on Highway 109



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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.