



100,462 VPD



Hwy. K
1.8 Miles →

2.49 AC
FOR SALE

Traffic Signal

6,912 VPD

Veterans Memorial Parkway

Bryan Road

25,841 VPD



Land for Sale

Suburban Opportunity

Pricing:
\$1,750,000

2.49 Acres Available for Development

Veterans Memorial Pkwy & Bryan Rd, O'Fallon, MO 63366

Prime retail and/or mixed use development site totaling 2.49 acres available for sale. The site offers over 500 feet of frontage along I-70, 1,500 feet along Bryan Road, and 450 feet on Veterans Memorial Parkway. Additionally, it has great access from I-70 in one of the fastest growing cities in the St. Louis region.

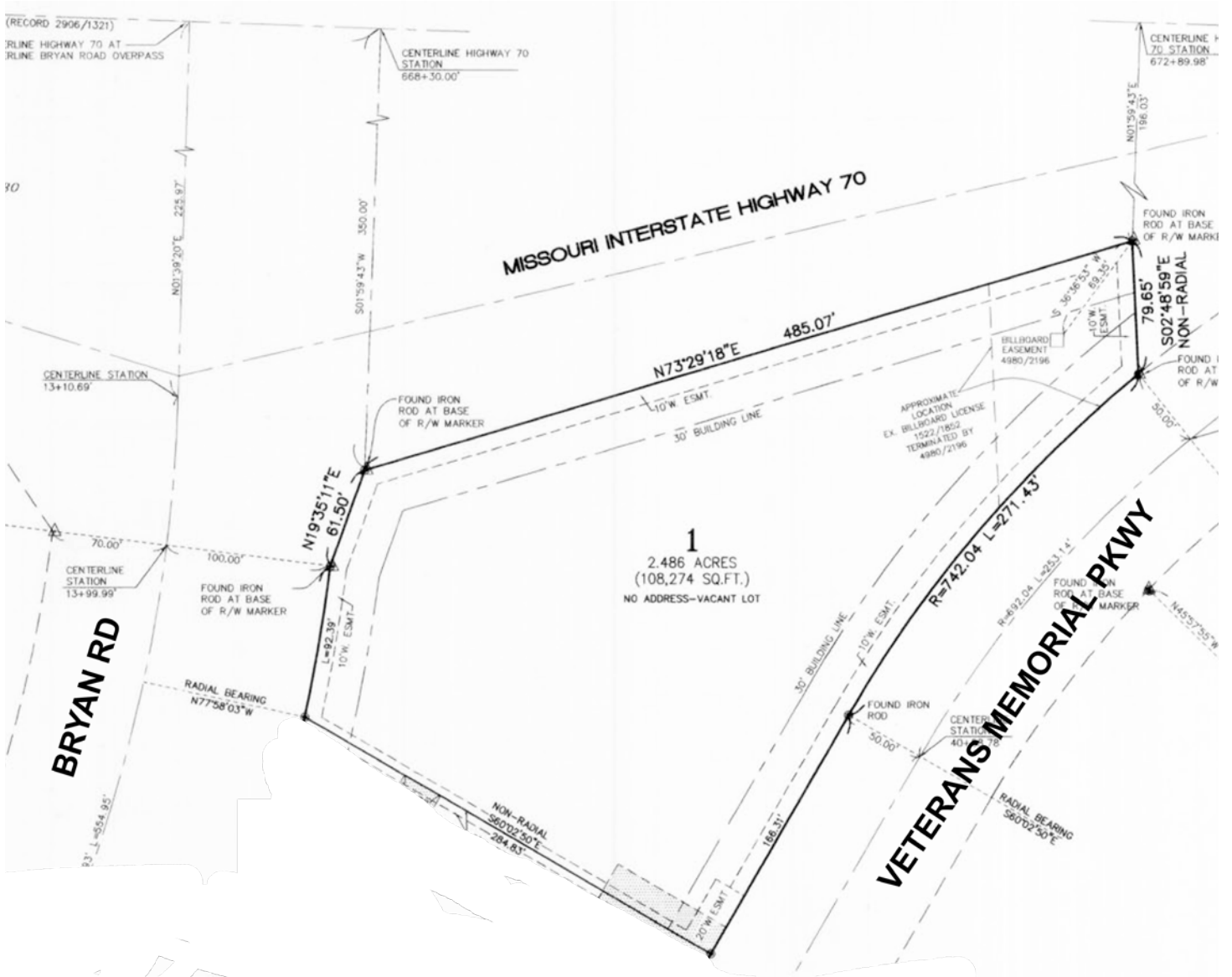
- Divisible
- Existing and planned traffic signals, curb-cuts
- C-3 Zoning
- Utilities to site

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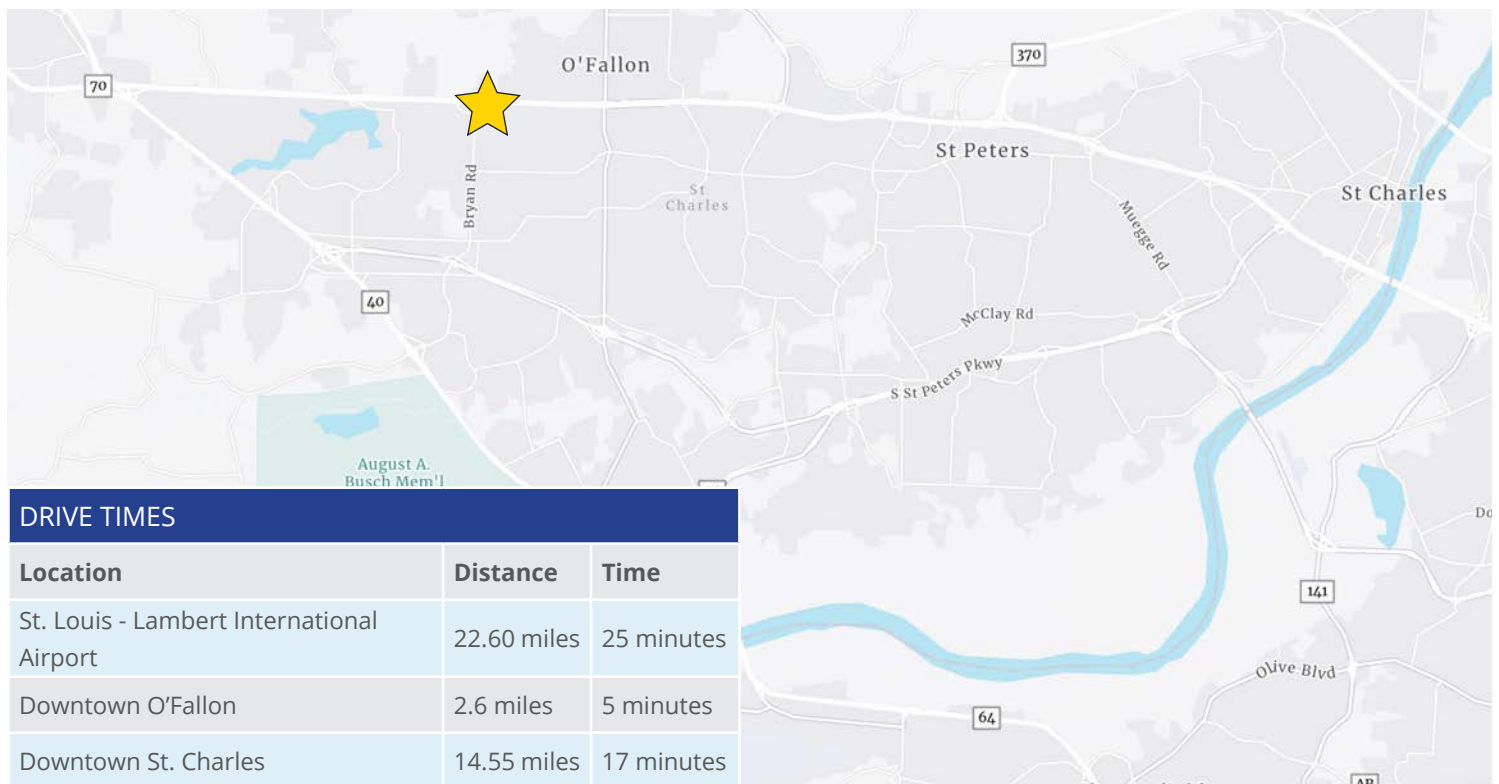
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Parcel Survey



Location



About O'Fallon, Missouri

The City of O'Fallon takes pride in fostering a pro-business atmosphere, working in concert with manufacturers, retailers and service providers. O'Fallon is located in St. Charles County. Nearly 1,000 businesses call O'Fallon home, satisfying the tastes and styles of almost everyone. Shopping and dining experiences range from large retail chains to small independent businesses located along the following main corridors: Bryan Road, Highway K, Main Street, Tom Ginnever, WingHaven and the auto row on the I-64 high tech corridor.

For more information visit:

> <http://www.ofallon.mo.us>

Demographics

DESCRIPTION	2 MILES	5 MILES	10 MILES
Population	30,977	144,434	320,867
Total Businesses	961	2,995	7,790
Total Employees	11,176	43,405	109,385
Average Household Income	\$116,208	\$129,694	\$128,456

O'Fallon Rankings

- Ranked #1 On "Most Livable Small Cities In The U.S.," Smartasset.Com, 2021
- Ranked #7 On "Best Cities To Raise A Family In Missouri," Wallethub.Com, 2019
- Ranked #24 On Money Magazine's "Best Places To Live," 2019
- Named "Best Place To Live" In State Of Missouri By ChamberofCommerce.Org, 2019
- Ranked #52 On "The Top 101 Safest Cities In America," SafeHome.Org, 2019

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