

LAND FOR SALE

16800 MANCHESTER RD



16800
manchester
wildwood, mo 63040

+/- 1.00 ac
development site

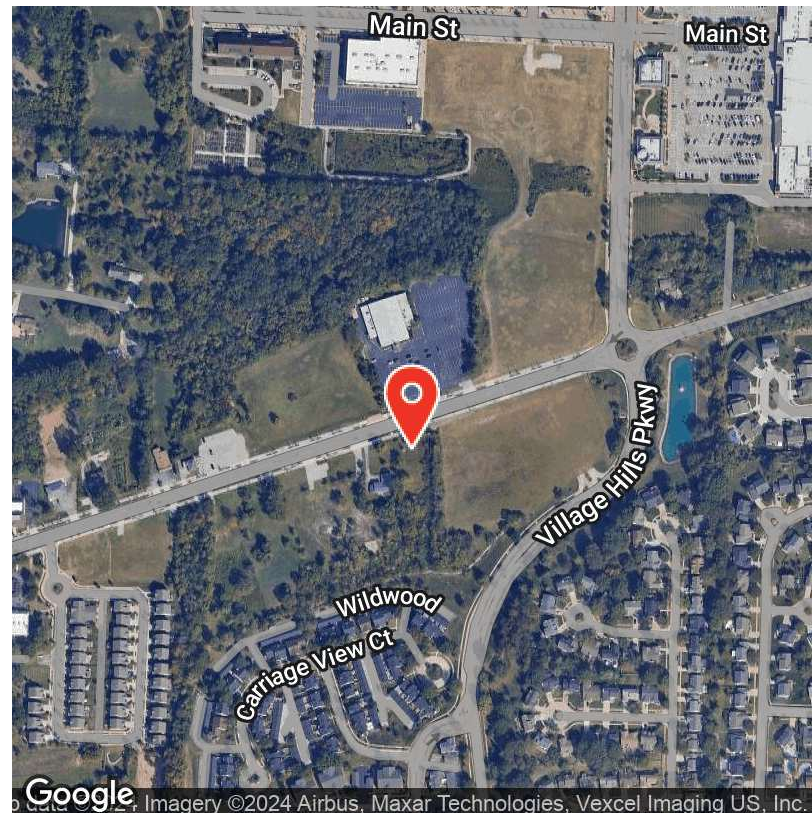


PROPERTY HIGHLIGHTS

- +/- 1.00 AC Lot
- Excellent Development Site
- Just South of Wildwood Town Center
- Strong Demographics
- Other Sites Also Available Nearby (contact broker):
- 17,595 SF Church Facility on 3.70 AC Across the Street & 4.05 AC Lot Adjacent To the Subject Site

OFFERING SUMMARY

Sale Price:	\$265,000
Address:	16800 Manchester Rd Wildwood, MO 63040
Lot Size:	+/- 1 Acres
Zoning:	NU
Property Type:	Land Development Site



1000 S NEWSTEAD AVENUE | ST. LOUIS, MO 63110
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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



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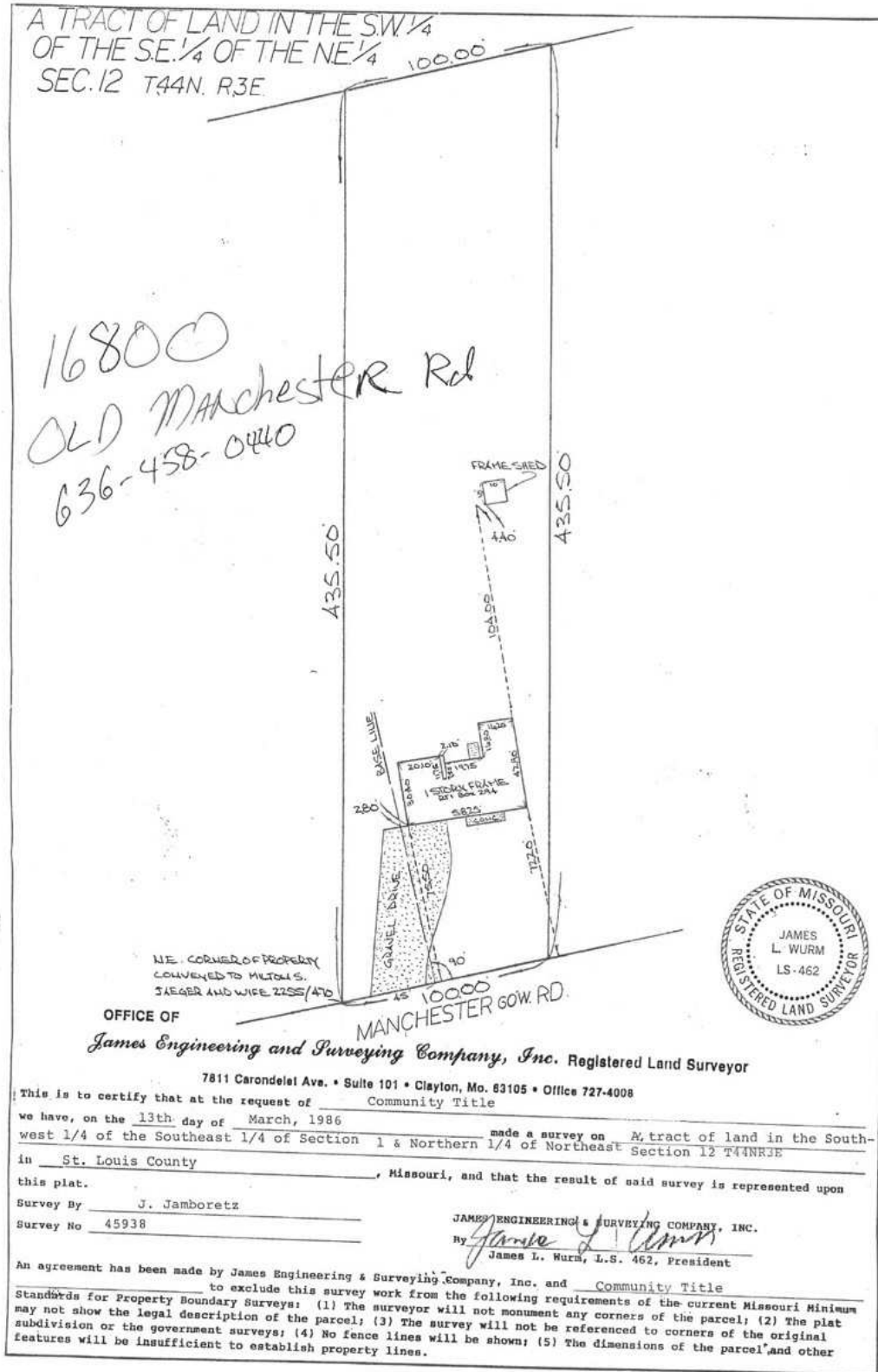
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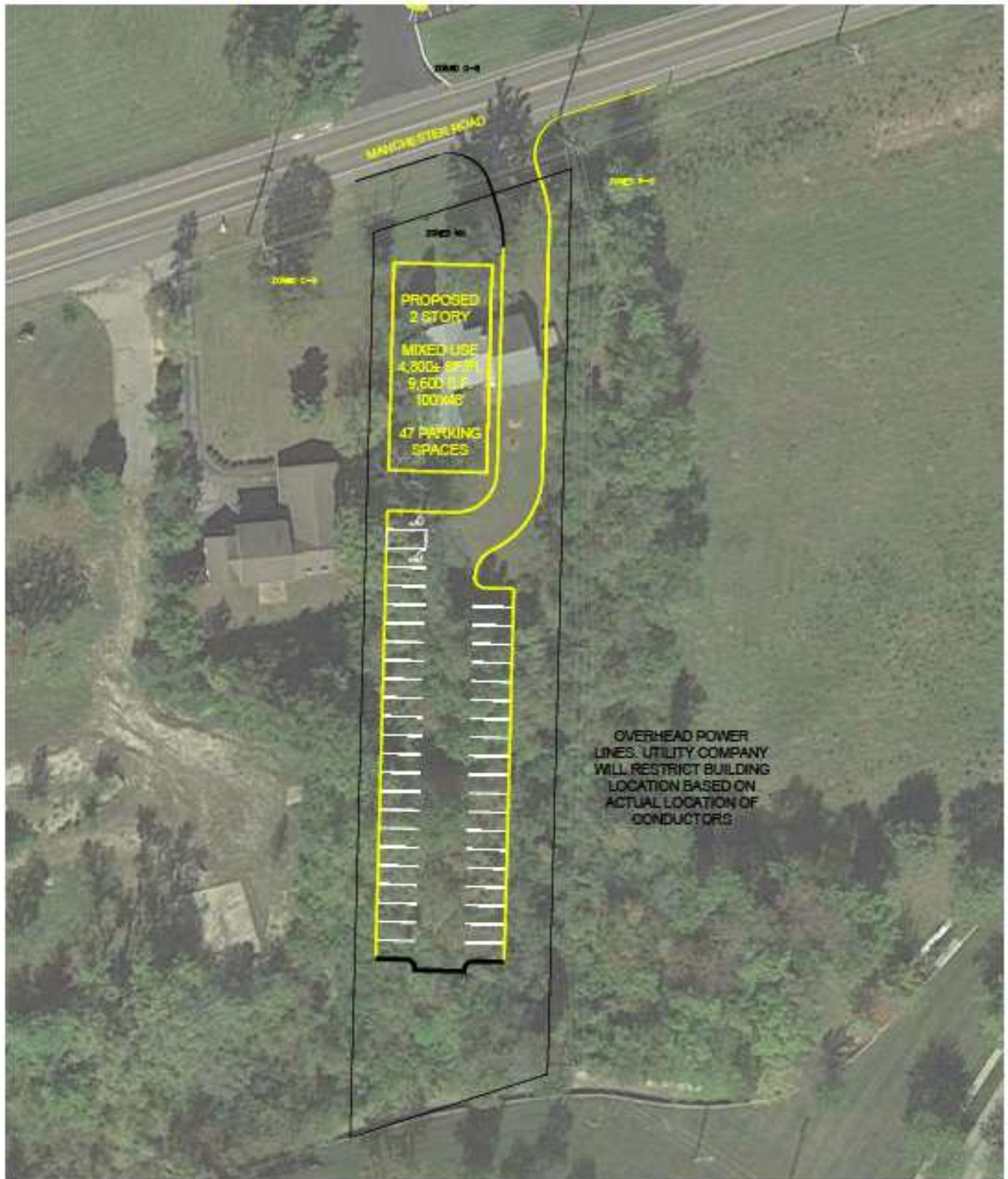
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SITE STUDY for 16800 Manchester Road



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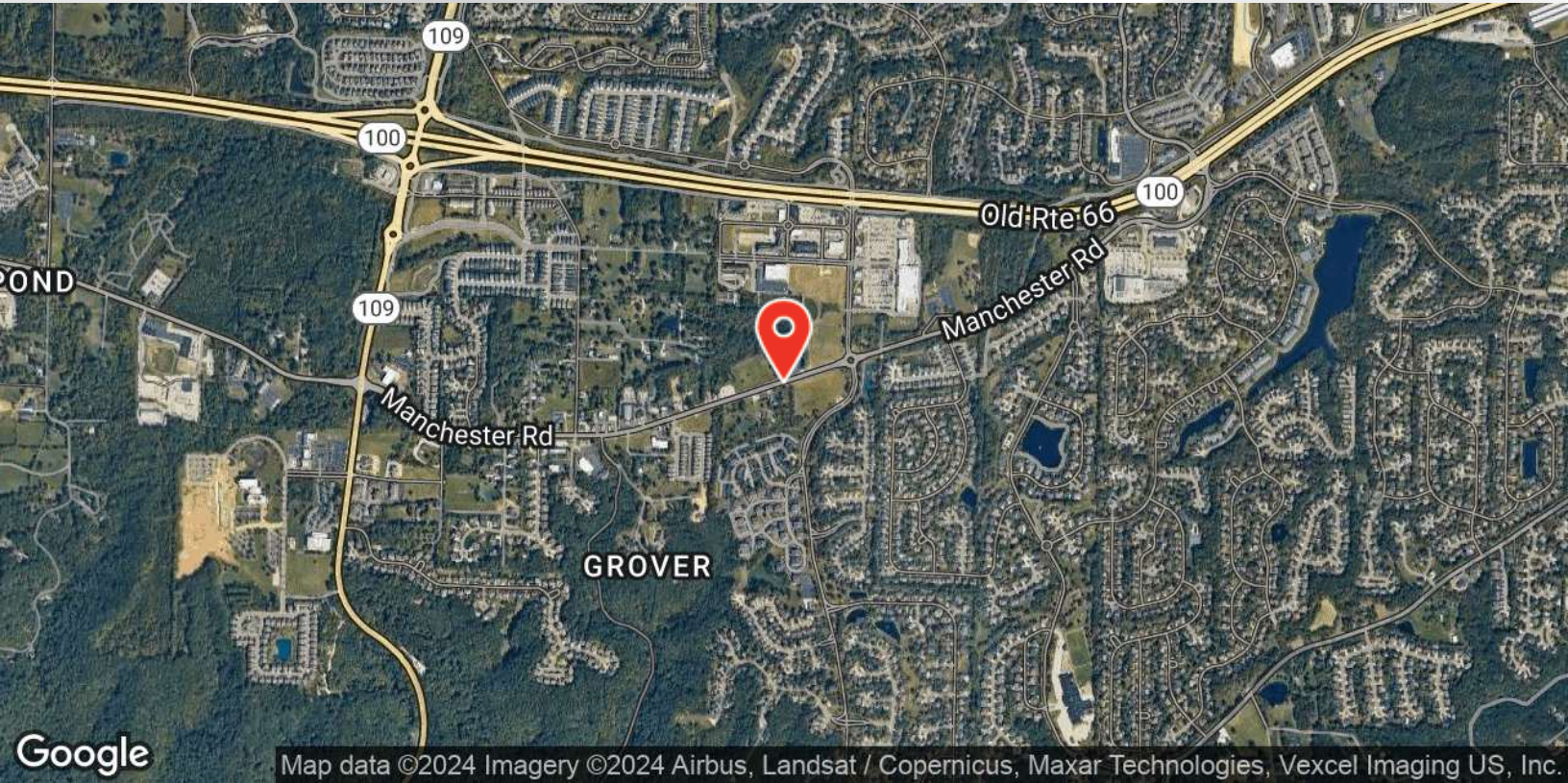
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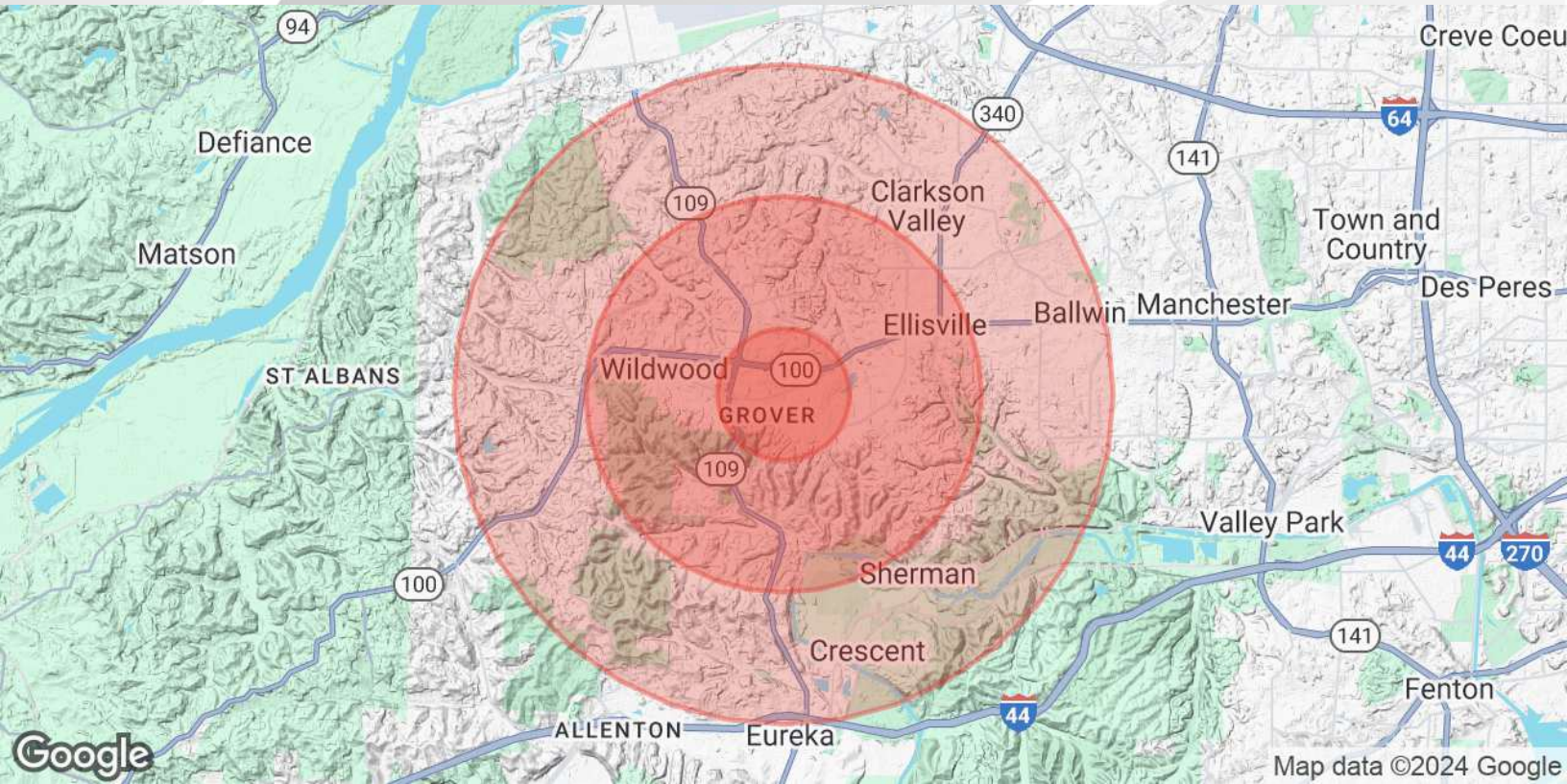
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,060	33,684	79,786
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,451	12,591	29,747
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$160,130	\$173,406	\$173,871
Average House Value	\$459,866	\$504,087	\$503,490

Demographics data derived from AlphaMap



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