

16800 manchester wildwood, mo 63040

+/-**I.OO ac** development site

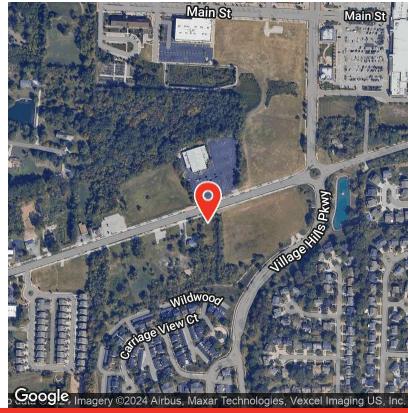


PROPERTY HIGHLIGHTS

- +/- 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





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OFFICE OF	MANCHESTER
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, oil Chiongelal Ava . c	Sulte 101 • Clayton, Mo. 83105 • Office 727-4008
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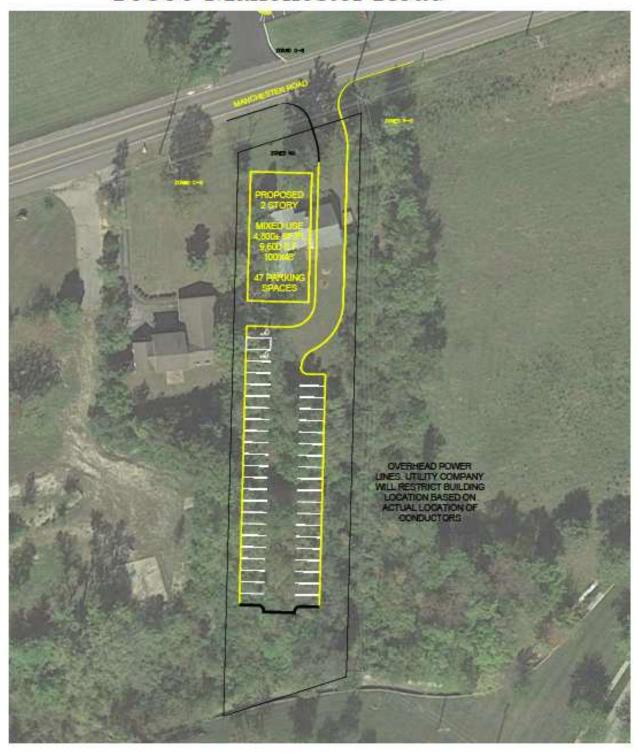
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SITE STUDY 16800 Manchester Road



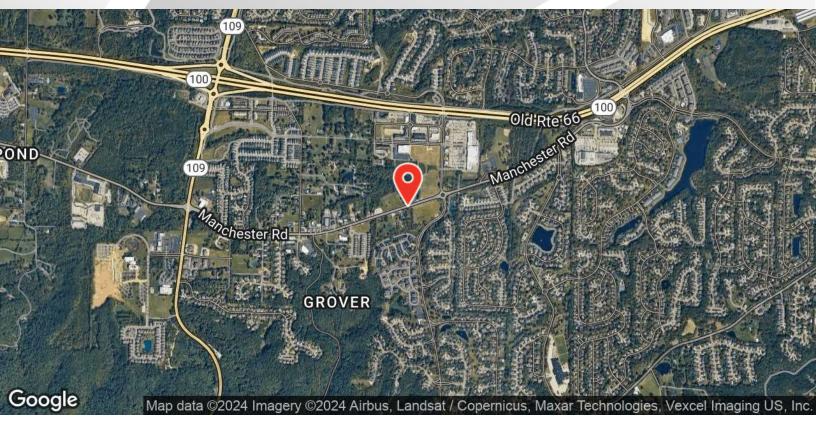


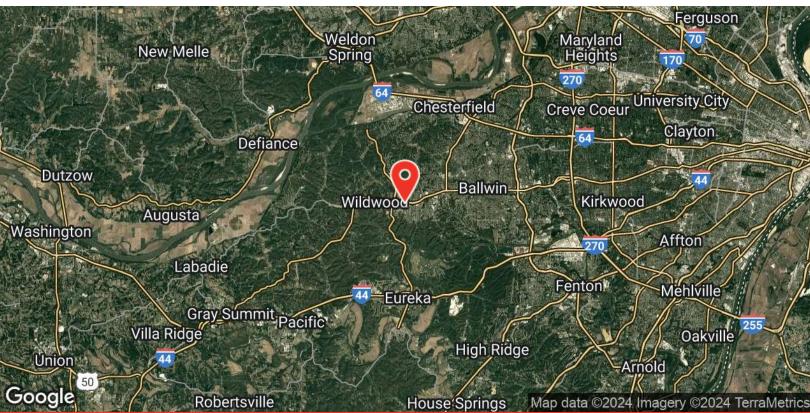
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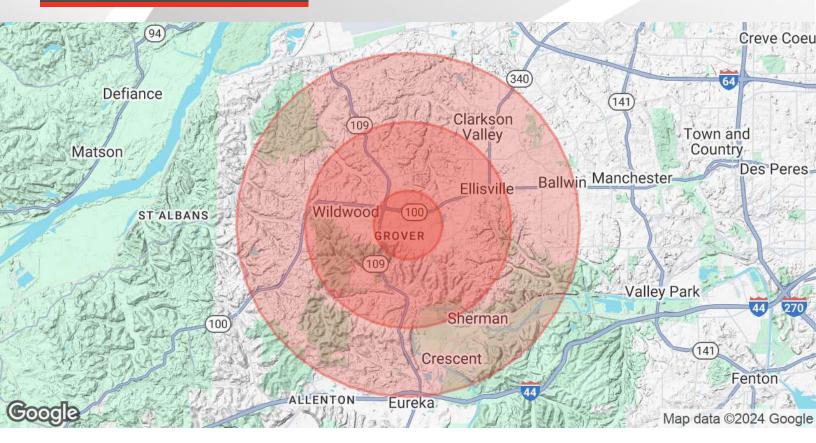
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,060	33,684	79,786
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,451	12,591	29,747
# of Persons per HH	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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