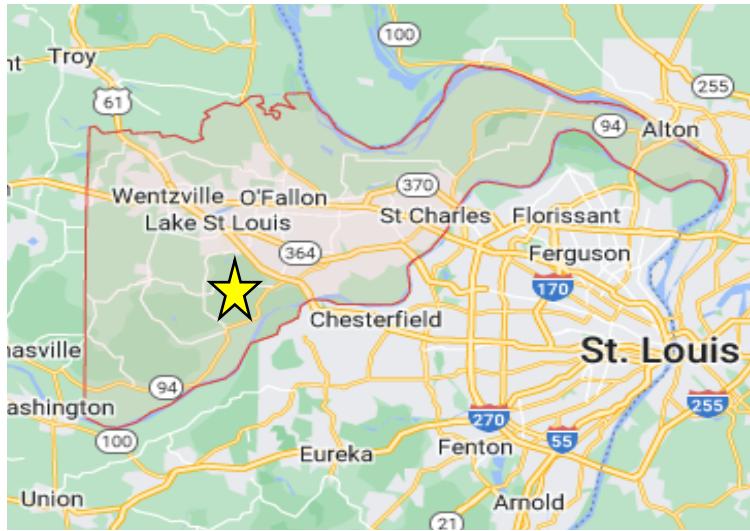


# FOR SALE



## 2023 DEMOGRAPHICS

Source: City of O'Fallon, MO

5 mile / 10 mile



### Population

173,054 / 341,262



### Median Household Income

\$96,341 / \$93,066



### Median Age

35.8

### 2022 Traffic MODOT:

64/ Highway K est. daily traffic counts exceed 60,000



## COMMERCIAL LOT FULLY DEVELOPED

4249 Keaton Crossing  
CALL FOR PRICING

### PROPERTY DETAILS

- Adjacent lot to a busy retail shopping center conveniently located near Highway K and 64
- Pad ready lot
- All utilities at site
- Off-site detention
- Area Businesses: Cracker Barrel, Walgreens, Starbucks
- Progress West Hospital and Citi Progress Point approximately one mile south of the property
- New survey and parcel ID to be created.



Debbie Haley  
Haley Properties  
314-280-1885  
debbie@HaleyPropertiesllc.com



Bill Luetkenhaus  
Luetkenhaus Properties, Inc.  
636-272-4200 office  
636-262-5495 cell

410 Crestview Dr.

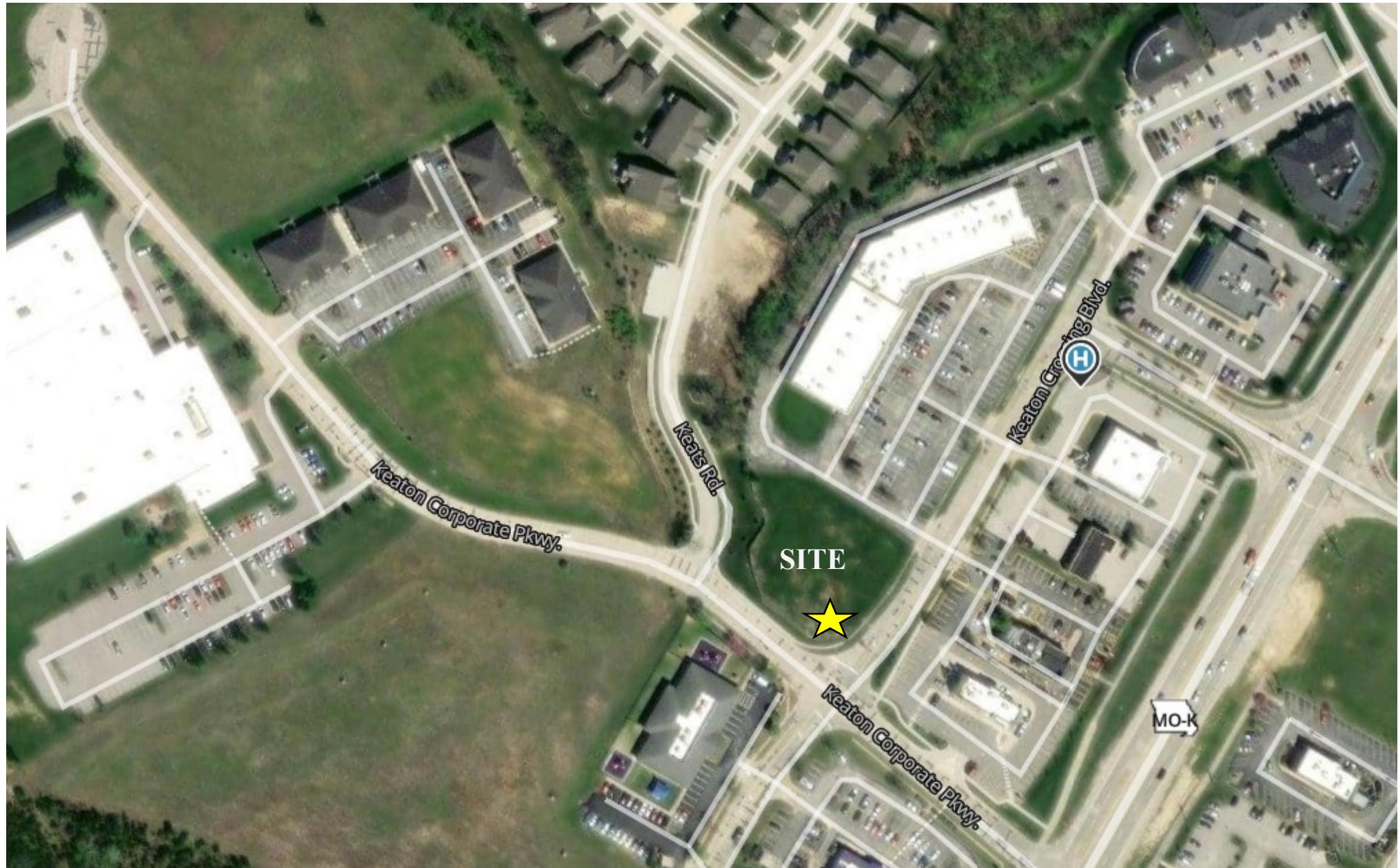
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# PARCEL

The lot is part of Parcel ID: 3-157C-A251-00-0002.0000000.  
4249 Keaton Crossing, O'Fallon, Missouri 63368



# SITE MAP



# TRADE AERIAL MAP



# DEMOGRAPHICS

Select O'FALLON

## O'FALLON, MISSOURI

20 23

POPULATION  
**93,651**

MEDIAN AGE  
**35.8**

MEDIAN INCOME  
**\$97,868**

LABOR FORCE  
**54,797**

EMPLOYMENT  
**53,492**

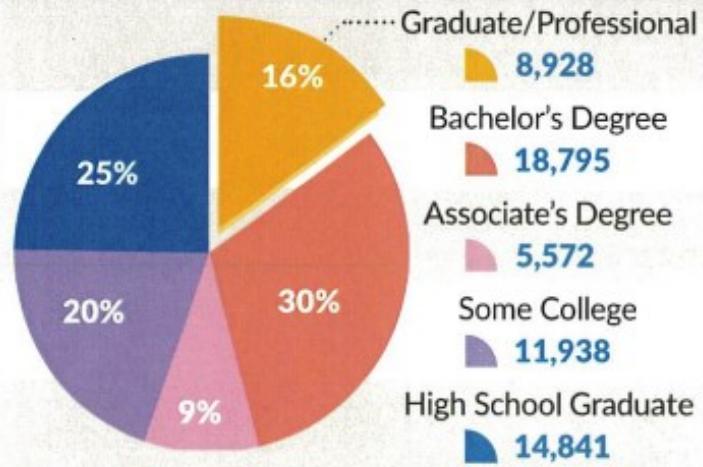
[www.selectofallon.com](http://www.selectofallon.com)



### MAJOR EMPLOYERS

Mastercard International	3,450
True Manufacturing	N/A
Citi	1,858
SAK Construction	502
Progress West Hospital	424
Aldi, Inc.	278
Cosmos Corporation	270
Dynaflex	160
VSM Abrasives	154
The Phoenix Group	150

### EDUCATIONAL ATTAINMENT



### DEMOGRAPHICS

#### POPULATION

5-Mile Radius	173,054
10-Mile Radius	341,262

#### EMPLOYMENT

5-Mile Radius	94,085
10-Mile Radius	185,535

#### MEDIAN HOUSEHOLD INCOME

5-Mile Radius	\$96,341
10-Mile Radius	\$93,066

#### TOTAL HOUSING (ACS 5-YEAR ESTIMATE)

Housing Units	Median Value
35,283	\$281,700

SOURCE: COSTAR DEMOGRAPHIC SUMMARY REPORT



Learn more about O'Fallon at: [www.selectofallon.com](http://www.selectofallon.com)

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### Select O'Fallon!

O'Fallon consistently ranks as one of America's Best Places to Live, (Money 2008-2019). But did you know that O'Fallon, along with the entire region, is a great place to do business, too? O'Fallon, the State of Missouri and the St. Louis Metropolitan Area have earned many accolades and recognitions for being pro-business!

- Top 10 for Pro-business States, *Pollina Corporate*
- Third for business energy costs, *Small Business and Entrepreneurship Council*
- 14th lowest state for cost of living, *Missouri Economic Research and Information Center*
- "One of the Best Cities to do Business," *MarketWatch*
- 23rd Best Place for Business and Careers in the U.S. by *Forbes* magazine
- Third for most affordable housing among the top 20 metropolitan areas, *NA HB/Wells Fargo Housing Opportunity Index, 4th quarter*
- Named #2 in the State of Missouri for Job Growth



### WHAT MAKES O'FALLON GREAT



"Best Places to Live In America," Money Magazine • "Best Cities to Raise a Family in Missouri," WalletHub.com  
"Best Place to Live" in the State of Missouri, ChamberofCommerce.org • "The Top 101 Safest Cities in America," SafeHome.org  
"#1, Most Livable Small Cities in the U.S.," SmartAsset.com • One of Missouri's "Best Places to Start a Business," WalletHub.com



The City of O'Fallon takes pride in fostering a pro-business atmosphere, working in concert with our manufacturers, retailers and service providers. Whether your business is well-established or brand new, O'Fallon's Economic Development Department can help you get your plans off the drawing board and your projects up and running.

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