

# FOR SALE

WATERBURY TOWN CENTER  
Hwy K and Waterbury Falls Dr. | O'Fallon, MO 63367

BACK ON  
MARKET!



## PROPERTY HIGHLIGHTS

- 1.38± Acres Available
- Waterbury Town Center
- Commercial Outlot
- Utilities to site
- Off-site detention
- Great visibility to Hwy K at Waterbury Falls Drive
- ADT - Hwy K at Waterbury Falls Drive: 29,352 VPD
- **REDUCED SALE PRICE: ~~\$8.00 PSF~~  
\$7.50 PSF**



## CONTACT US:

### Dean Burns

Senior Vice President

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**GUNDAKER**  
COMMERCIAL GROUP

55 Westport Plaza Drive, Ste. 200

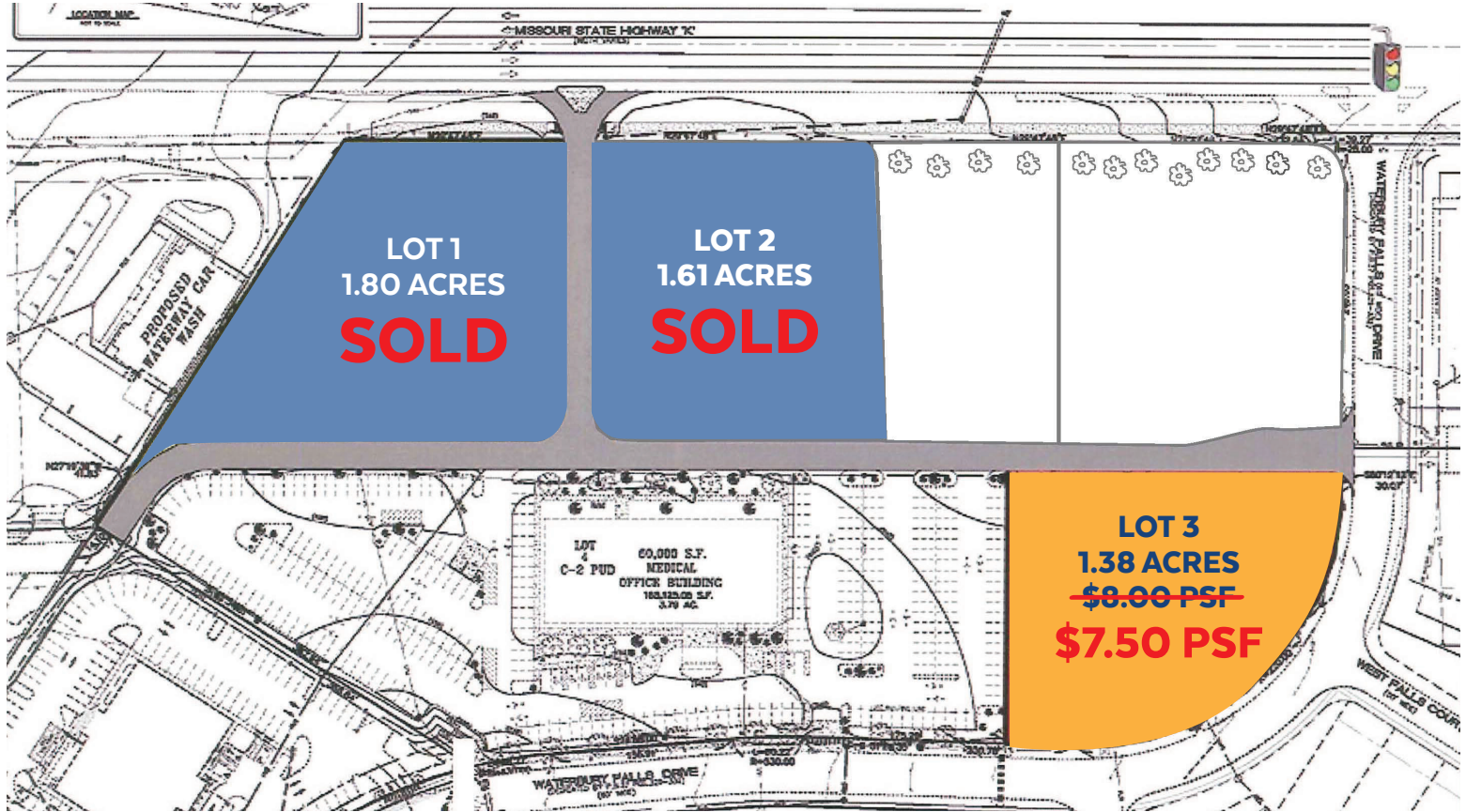
St. Louis, MO 63146

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# SITE PLAN AND DEMOGRAPHICS

HWY K



Demographics	1 mile	3 miles	5 miles
Households	2,850	4,912	40,657
Population	7,831	41,718	112,593
Avg Household Income	\$69,018	\$70,178	\$70,791
Median Age	40.8	41.7	41.2
Median Household Income	\$131,518	\$121,830	\$113,027
Daytime Employment	3,966	16,149	42,082

Growth '24-'29	1 mile	3 miles
Population Growth	↑4.52%	↑3.82%
Household Growth	↑4.95%	↑4.09%

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