

±11.65 Acres Ready for Development

# 4011 VOGT ROAD

Byrnes Mill, MO 63051



## Property Features

- ±11.65 Acres Ready for Development
- Utilities on Site
- Excellent Visibility with Approximately 1,000 Feet of Highway Frontage
- High Traffic Counts (30,000 VPD)
- Located Directly off Hwy-30, just 15 min Drive South of Fenton and 5 min North of House Springs
- In the Heart of Byrnes Mill (Jefferson County)
- Zoned B-1, General Commercial District
- Motivated Seller

## Motivated Seller

### Contact

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Principal

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**AUSTIN DAZEY**

Associate

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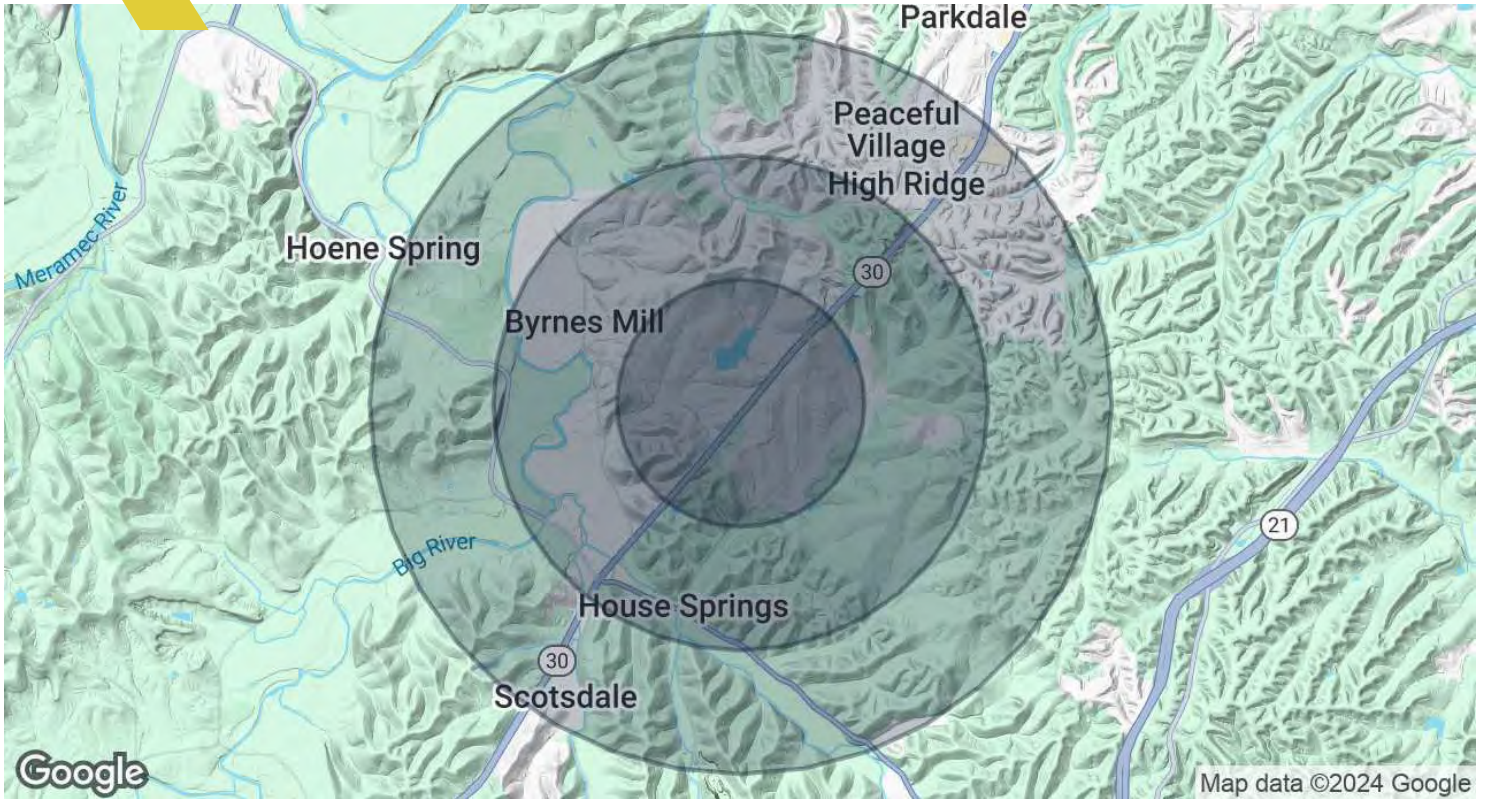
adazey@intcre.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



# Demographics Map & Report

4011 Vogt Road



<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	2,412	7,306	12,649
Average Age	35.3	38.1	39.7
Average Age (Male)	33.5	37.4	39.5
Average Age (Female)	38.3	40.4	41.7
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Households	969	3,034	5,146
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$67,759	\$69,877	\$72,886
Average House Value	\$162,085	\$163,413	\$168,918

2020 American Community Survey (ACS)

# Broker Contacts



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