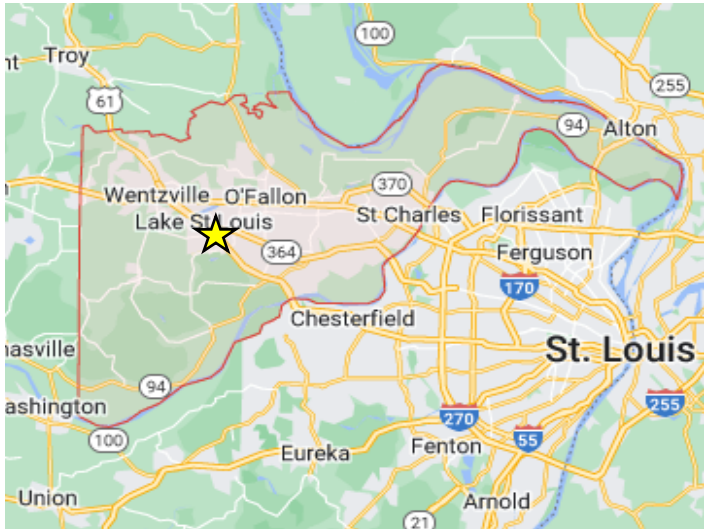


FOR SALE



COMMERCIAL LAND FOR SALE

6690 & 6696 Keaton Parkway, O'Fallon, Missouri
Land around the building pads is available for purchase.

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 ADT**

PROPERTY DETAILS

- **2 Building Pads For Sale: # 6696: \$250,000 & # 6690: \$250,000**
- Sale Includes a Full Set of Blueprints for a 10,000sf Building
- Zoning: Commercial, Includes Off-Site Detention, Pad ready lot, all utilities
- Area Businesses: include Cracker Barrell, McDonalds, Walgreens, Starbucks, Progress West Hospital
- Conveniently located near Highway K and 40
- Approximately one mile south of the property is Progress West Hospital and Citi Progress Point
- Property surrounded by Commercial, Industrial and Residential developments
- Across from Waterbury Falls Center and next to Yateem Legacy Shopping Center
- New survey and parcel ID to be created.
- Owner will consider a Build-to-Suit Lease Back 10,000 SF Building



Debbie Haley
Haley Properties

314-280-1885

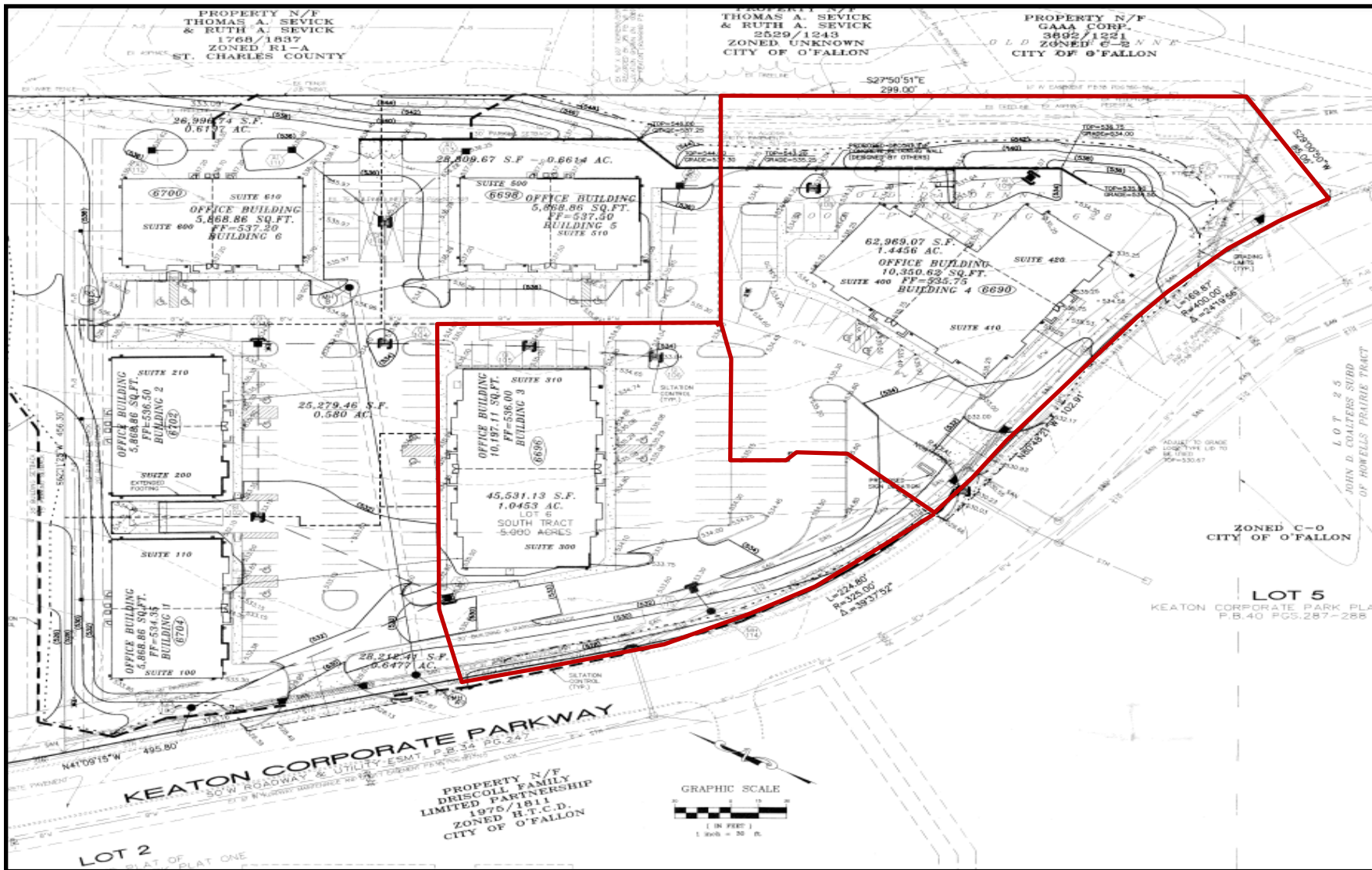
debbie@HaleyPropertiesllc.com



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

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PARCELS



Existing Plat may be modified
Approx. 1.5 AC of Common area around the building pads may be purchased separately from the association and re-platted for a new development.

SITE MAP



Approx. 1.5 AC of Common area around the building pads may be purchased separately from the association and re-platted for a new development.

STORM WATER, OFF-SITE DETENTION, PUBLIC UTILITIES AND
COMPLETE PLANS FOR A 10,000SF MEDICAL FACILITY

TRADE AERIAL MAP



DEMOGRAPHICS

Select **O'FALLON**

**O'FALLON,
MISSOURI**



POPULATION
93,651

MEDIAN AGE
35.8

MEDIAN INCOME
\$97,868

LABOR FORCE
54,797

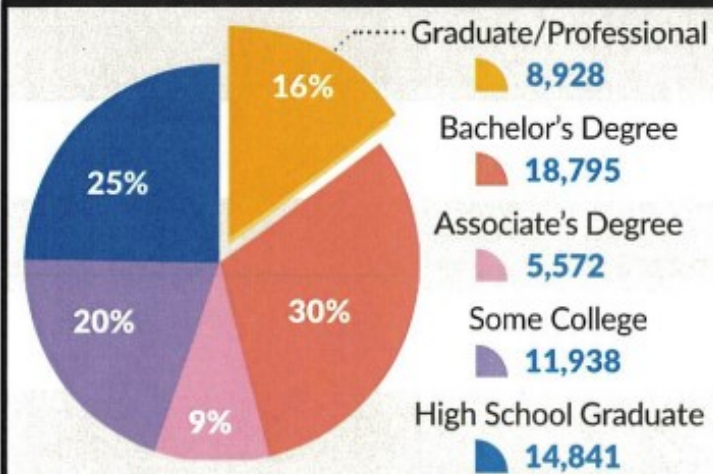
EMPLOYMENT
53,492

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

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ABOUT O'FALLON, MO

City of O'Fallon

TRADITION WITH VISION

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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