

For Sale

NAIDESCO

Crossroad Center

Hwy 61 & Crossroads Blvd, Moscow Mills MO 63362



Property Highlights



Click for Video



**176 Acres Total
(1-72 Contiguous AC)**



**Development
Opportunity**



**Excellent Visibility
from Highway 61**



**Contact Broker
for Sale Price**

For more information, please contact:

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Property Features

- 176-acre, strategically located development site with available lots ranging from 1 to 72 contiguous acres
- Parcels can be subdivided to meet specific user requirements — please contact brokers for details
- Suitable for a variety of uses including retail, industrial, residential/multi-family, hospitality, self-storage, and more
- Excellent visibility from Highway 61 with a full diamond interchange for seamless accessibility
- 9 miles from I-70
- Growing community with a historical annual population growth rate of 5.5%



Sale Price: Contact Broker



Demographics



Population

Population

3 Mile 5 Mile 7 Mile 10 Mile

10,418 25,125 65,870 111,188

2029 Projected

12,084 28,294 71,494 120,353



Household

Households

3,704 8,830 23,512 40,089

2029 Projected

4,449 10,233 26,133 44,288



Average Household Income

Avg. Household Income

\$116,344 \$122,848 \$128,877 \$128,611

2029 Projected

\$119,104 \$126,269 \$132,721 \$132,633



Median Household Income

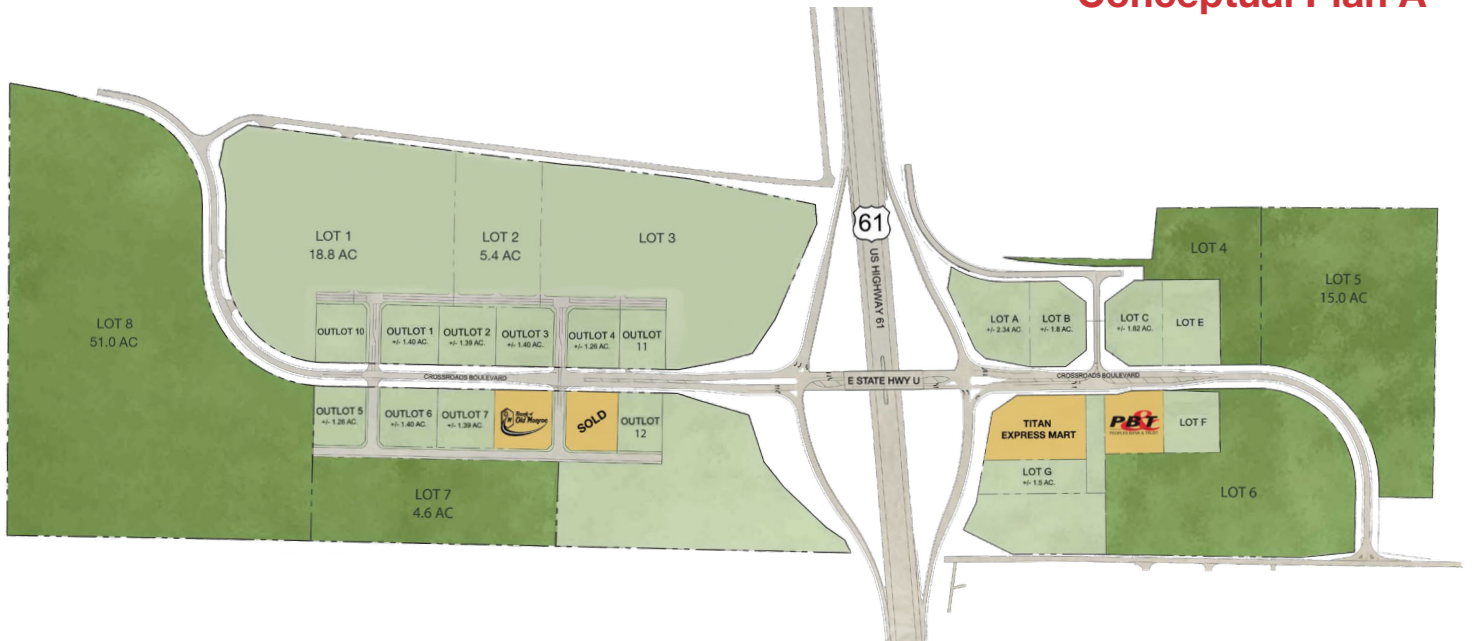
Med. Household Income

\$94,496 \$99,075 \$101,973 \$100,217

2029 Projected

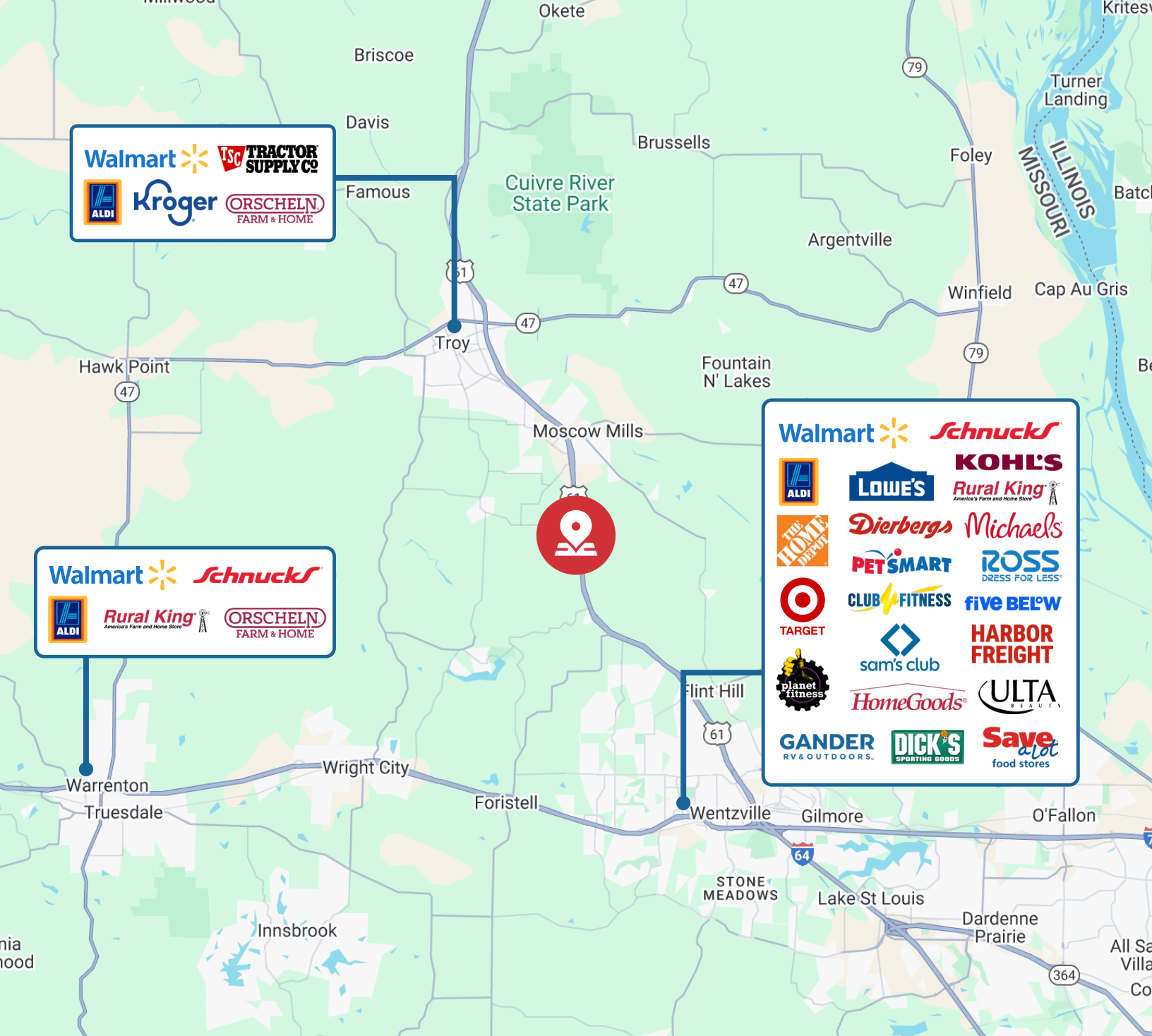
\$95,748 \$100,002 \$103,394 \$101,960

Conceptual Plan A



Conceptual Plan B





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