

LAND FOR SALE

901 Excalibur, O'Fallon, MO 63366



OFFERING SUMMARY

SALE PRICE:	\$148,100
AVAILABLE SF:	14,810
LOT SIZE:	0.34 Acres
ZONING:	C-2 General Business
PRICE / SF:	\$10.00

PROPERTY HIGHLIGHTS

Great Opportunity to Build for Your Office or Retail Business

Great Visibility from I-70

Situated In Front of The Jewel, a new 240 Unit Apartment Development

KW COMMERCIAL
16690 Swingley Ridge Rd.,
Suite 240
Chesterfield, MO 63017

EDWARD MYERS
Director
O: 636.534.8377
C: 314.494.8000
emyers@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	216	20,040	184,874
Median age	42.7	37.2	35.4
Median age (male)	42.5	36.8	34.8
Median age (Female)	43.0	38.0	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	78	7,334	66,468
# of persons per HH	2.8	2.7	2.8
Average HH income	\$83,492	\$75,172	\$82,624
Average house value		\$220,574	\$225,636

* Demographic data derived from 2010 US Census

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