

### 2023 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



#### Population

7,289 | 37,736 | 106,961



#### Daytime Population

5,887 | 22,801 | 63,962



#### Median Household Income

\$142,771 | \$128,804 | \$123,985

## LAND FOR SALE OR LEASE

Waterbury Falls Drive, Lot 4 | O'Fallon, MO 63368  
 3.79 Acres | Sale Price: \$2,500,000 | Lease Rate: Call for details

### PROPERTY DETAILS

Accessible location in the heart of the business district and residential growth

Land for sale, lease or build to suit options available

Will subdivide

Great location right off Highway K/Highway 64 in O'Fallon, MO

#### Evan Barnett

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#### Dan Cahill

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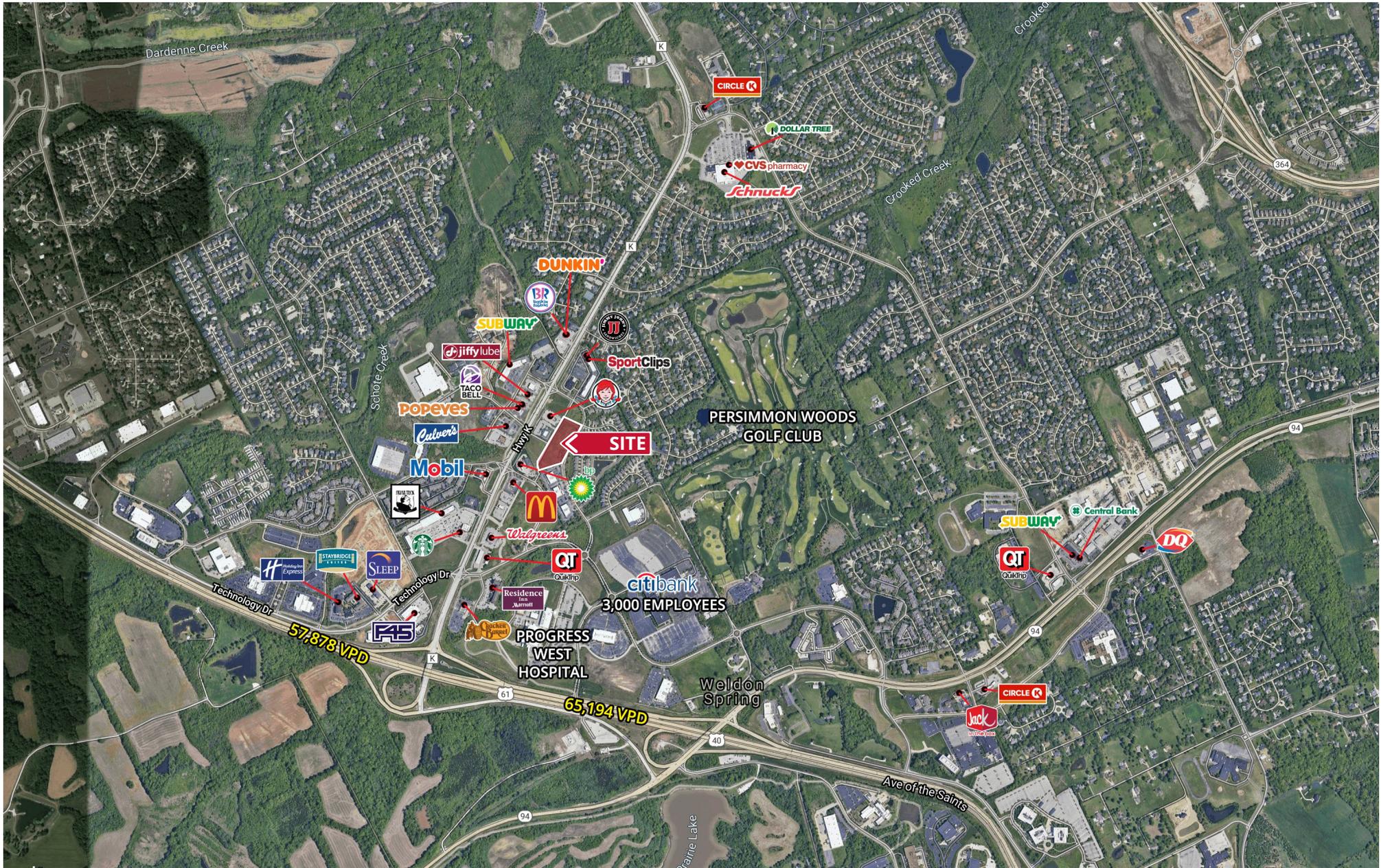
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[PACEPROPERTIES.COM](http://PACEPROPERTIES.COM) | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

# Zoomed Trade Area Aerial



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