



2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

7,607 | 70,304 | 141,105



Daytime Population

4,855 | 33,686 | 72,785



Median Household Income

\$89,206 | \$108,527 | \$113,623

LAND FOR SALE OR LEASE

West Terra Lane & Genteman Road | O'Fallon, Missouri 63366

8.47 Acres | Sale Price: \$7.50/SF

Lease Rate: \$20,000/Acre or \$150,000 for the entire parcel

PROPERTY DETAILS

Prime commercial land

Easy interstate access

Accessible utilities

Zoned C-2 General Business District

Potential uses include retail commercial or industrial

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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.

Aerial

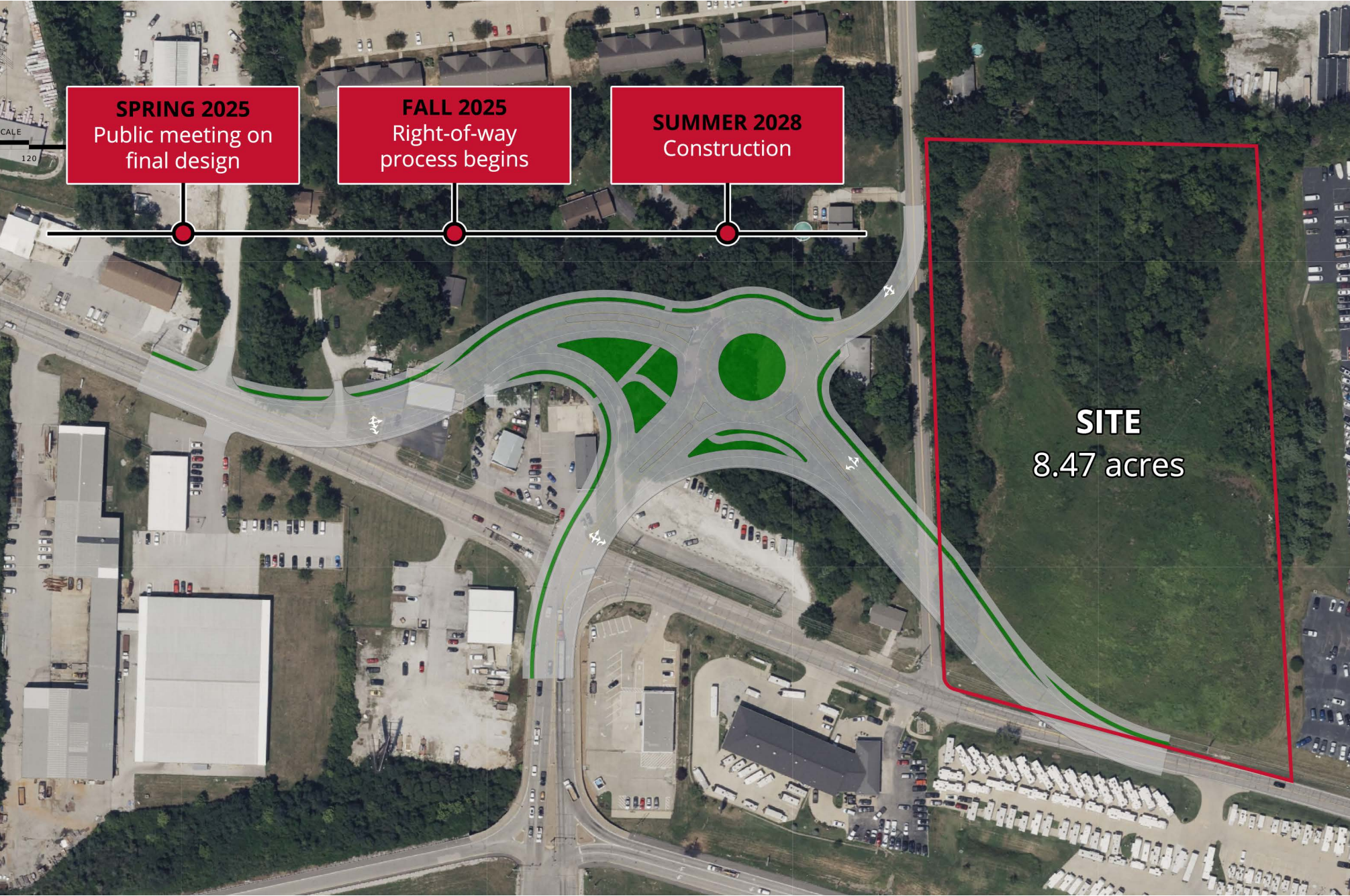


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Road Improvement Concept Plan



SPRING 2025
Public meeting on
final design

FALL 2025
Right-of-way
process begins

SUMMER 2028
Construction

SITE
8.47 acres