

# FOR SALE

## 2.23 ACRES

1010 TECHNOLOGY DRIVE | O'FALLON, MO 63368



MCKELVEY PROPERTIES  
building relationships . creating wealth



### FEATURES

- › Close proximity to Progress West Hospital
- › Easy access to Highway K, Highway 94, & Interstate 40/64
- › Surrounded by many national retailers & restaurants

PRICE REDUCED: ~~\$980,000~~ \$650,000 (\$6.69/SF)

Contact:

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ACRES	ZONING	TAXES (2018)
2.23	HTCD - MIXED USE	\$12.90 (taxed as agricultural)



# MP

McKelvey Properties | 17280 N Outer 40 Rd, Suite 201 | Chesterfield, MO 63005 | 636.669.9111 | www.McKelveyProperties.com

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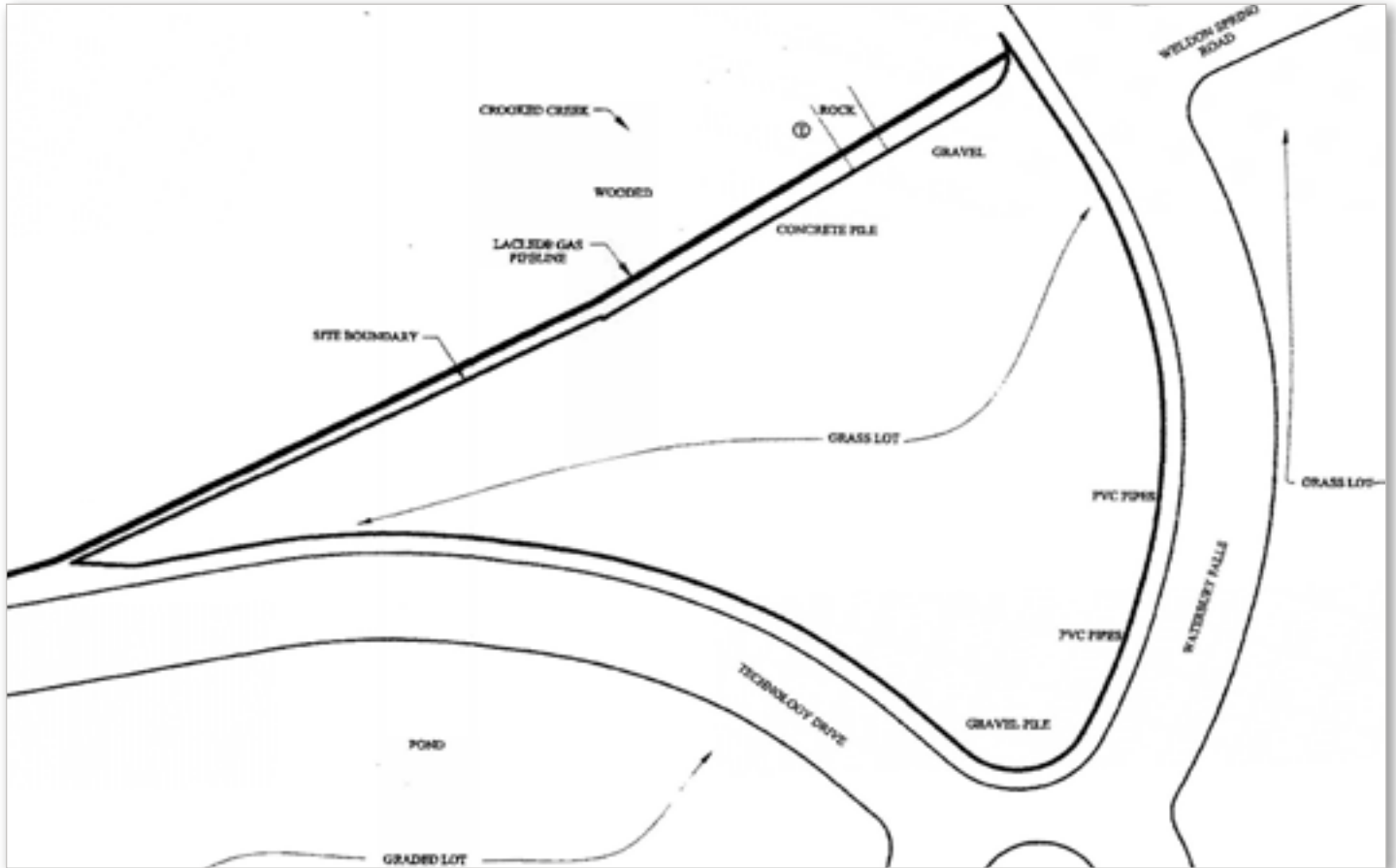
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### BOUNDARY SURVEY



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,388	34,221	99,844
HOUSEHOLDS	1,618	11,968	34,220
MEDIAN HH INCOME	\$109,568	\$108,564	\$102,266
MEDIAN HOME VALUE	\$292,993	\$265,563	\$250,970

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