

K

364

94

INTERSTATE
64



SCOUT

REALTY
GROUP

UP TO 16.5 ACRES FOR SALE
3500 HIGHWAY K
O'FALLON, MO 63304

HWY. K LAND

LAND FOR SALE

3500 Hwy. K O'Fallon, MO 63304

PROPERTY DESCRIPTION

- ▲ 16.5 Acres (can be subdivided).
- ▲ Great Visibility.
- ▲ Multiple Points of Access onto Hwy. K.
- ▲ Adjacent to Monticello Plaza (Schnucks).
- ▲ Great Demographics and Traffic.

46,227 VPD on Hwy. K

\$3,600,000 (for 16.5 acres)



LOT	ACREAGE SHOWN	PRICE / SF
1	1.5	\$11.00
2	1.75	\$9.00
3	13.31	\$4.50

	1 MILE	3 MILES	5 MILES
2020 TOTAL POP	6,750	58,980	143,794
2020 MED HH/\$	\$107,658	\$115,060	\$102,208

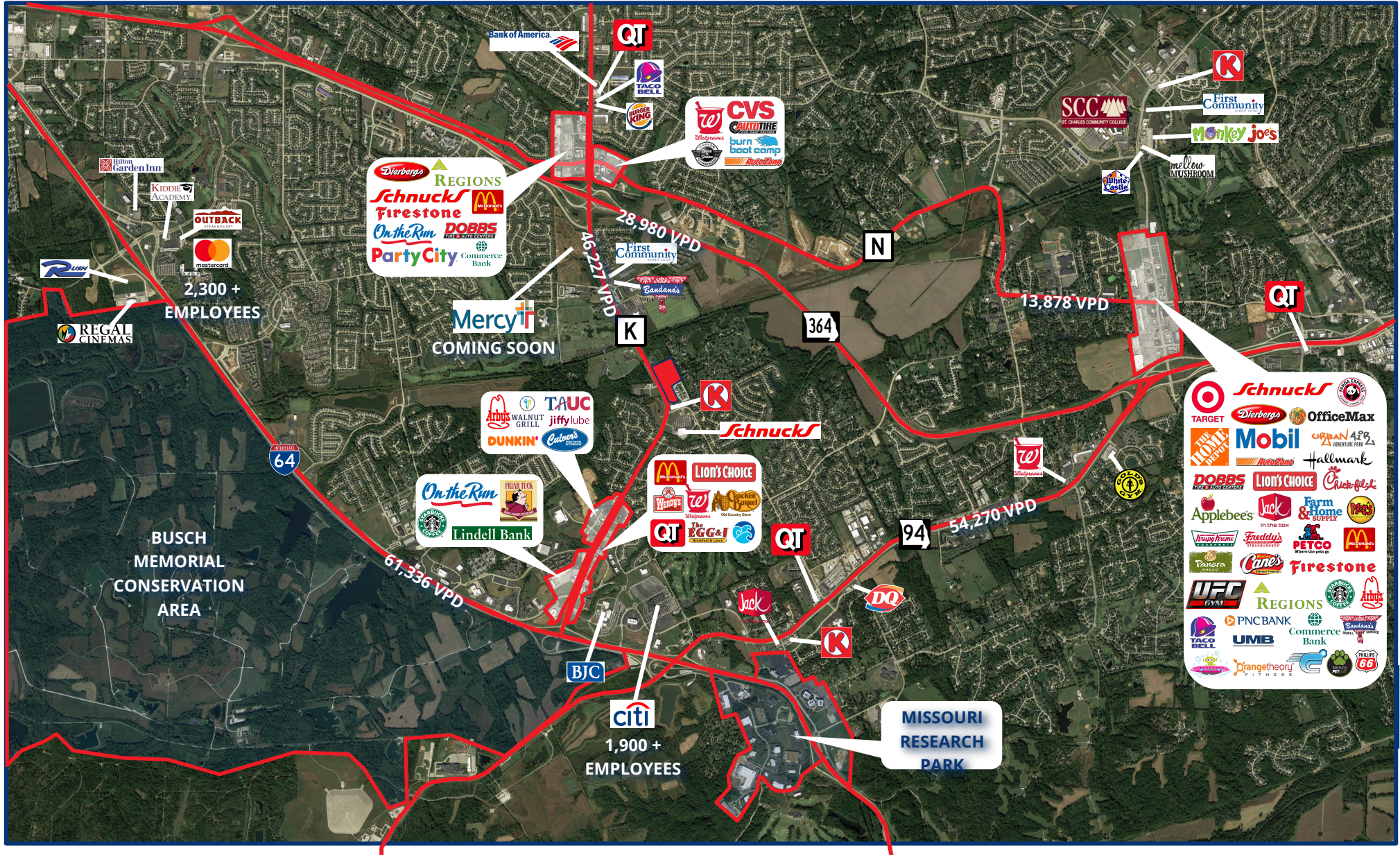
SCOUT | **REALTY GROUP**

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