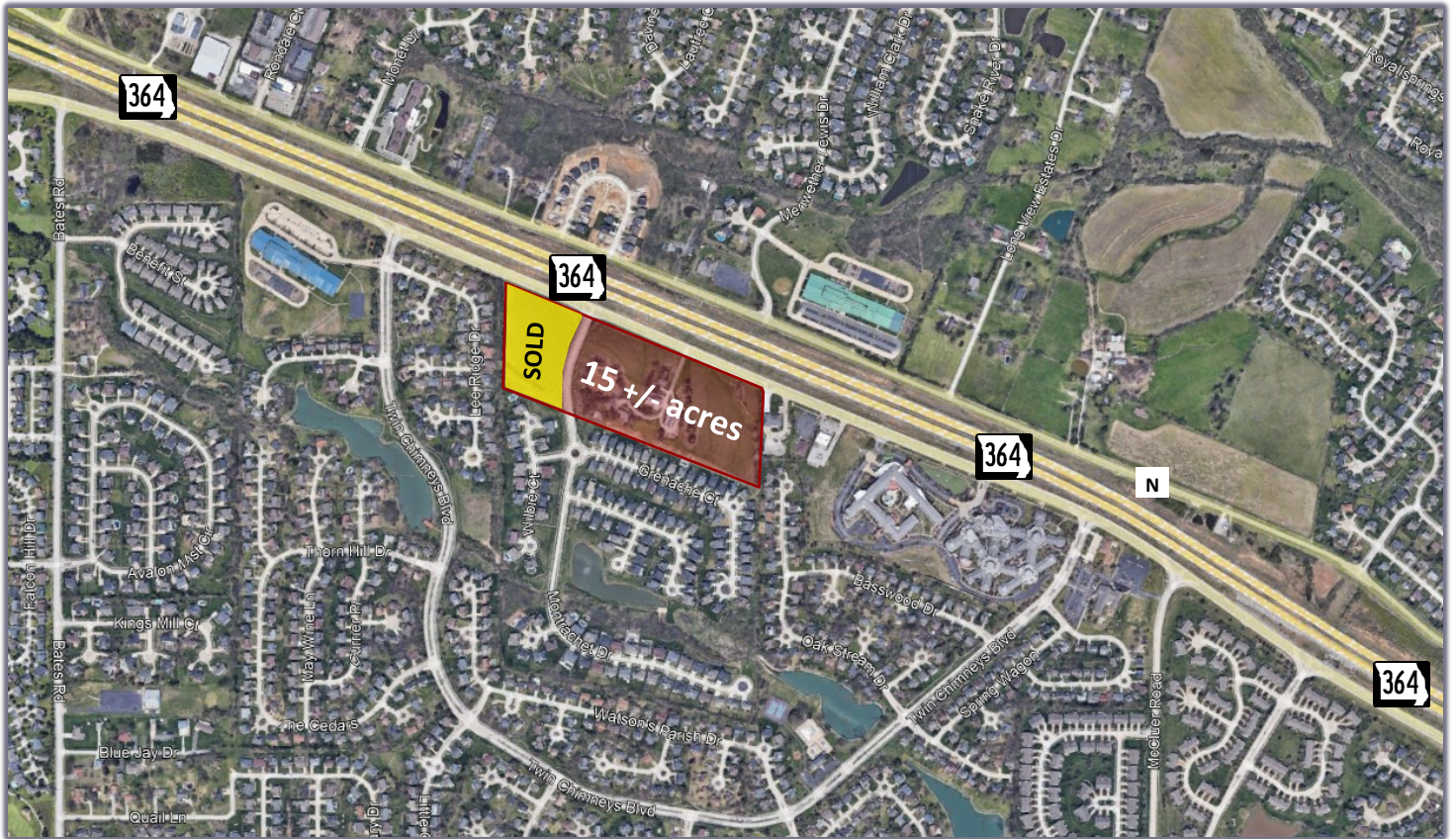


For Sale

Commercial Land

7166 S. Outer 364
O'Fallon, MO 63368



- 15 +/- acres of Commercial Land
- Zoned Mixed-use (MUTD)
- Site ideal for Development
- Great site for Assisted Living/Senior Living
- Owner will Subdivide
- High-traffic Location
- Visibility from MO-364
- Sale Price: \$3,000,000 (\$4.59 PSF)

Traffic

Collection Street	Cross Street	Traffic Volume
South Outer 364	Ofallon Station Rd W	7,916
Page South Outer Rd	Ofallon Station Rd SW	17,542
Highway N	Longview Estates Dr SE	6,486
McClure Rd	Page South Outer Rd NE	6,718
12884	Page South Outer Rd SW	7,690
Page South Outer Rd	McClure Rd SW	10,379
12291	Preston Cir S	1,751
Bates Rd	Preston Cir S	2,053
16834	E Hwy N S	3,607
Stump Rd	E Hwy N S	3,264

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

dannyw@cissellmueller.com

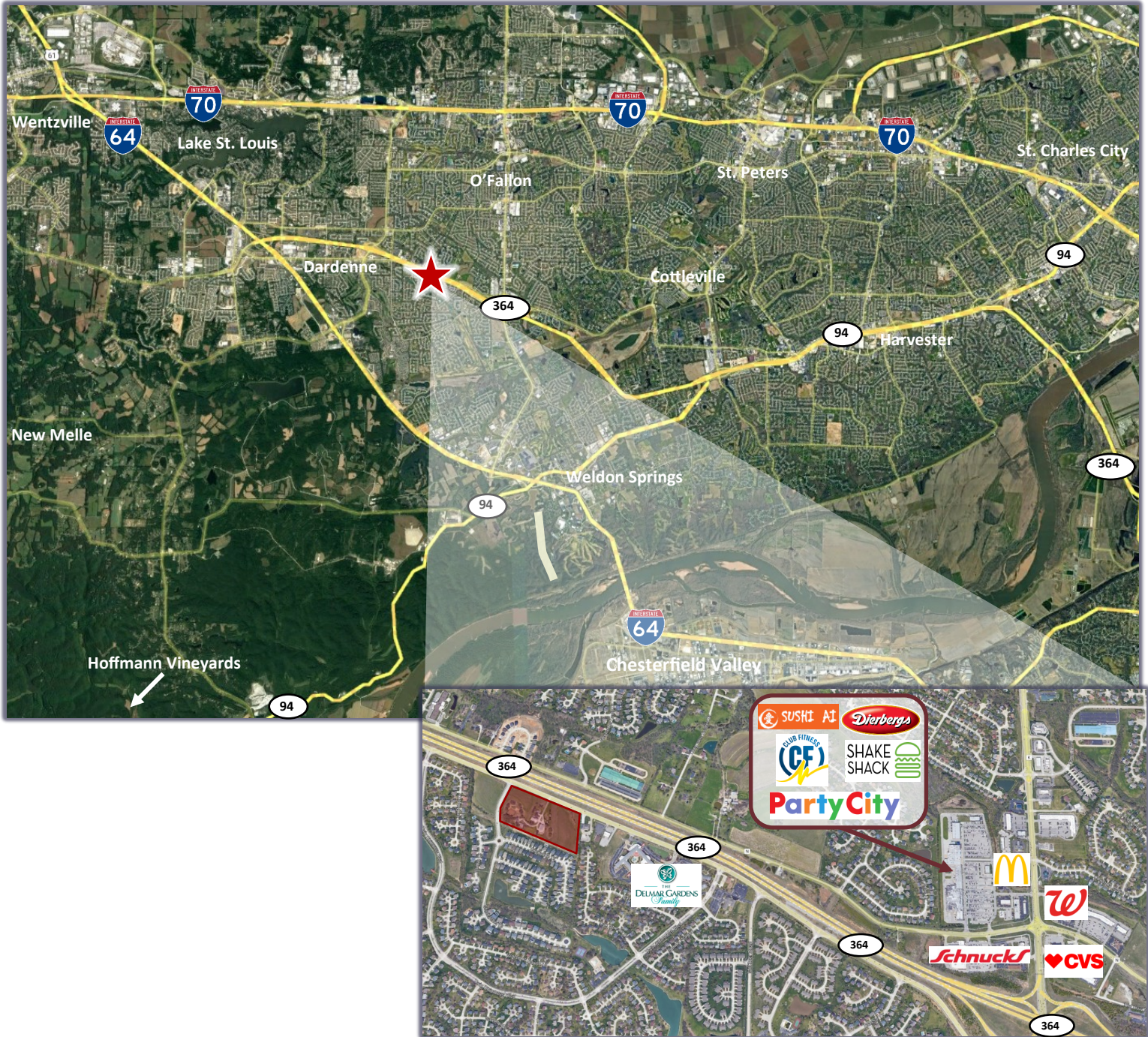


CISSELL MUELLER
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