

For Sale

High-visibility Commercial Land

Mexico Rd. and Hwy. K
O'Fallon, MO 63366



- 1.49 +/- acres for sale at Signalized Intersection
- Utilities in Place
- Zoned Commercial (C-2)
- Easy Access to I-64, MO-94, MO Rt. 364, and I-70
- New Rosalita's Cantina opening soon across from land parcel site for sale!
- Visible from Hwy. K
- High Traffic Counts
- Strong daytime work population
- Two Curb Cuts in Place
- Excellent for Office/Retail/C-Store
- Sale Price: \$15.00 PSF

Danny Wapelhorst

Vice President

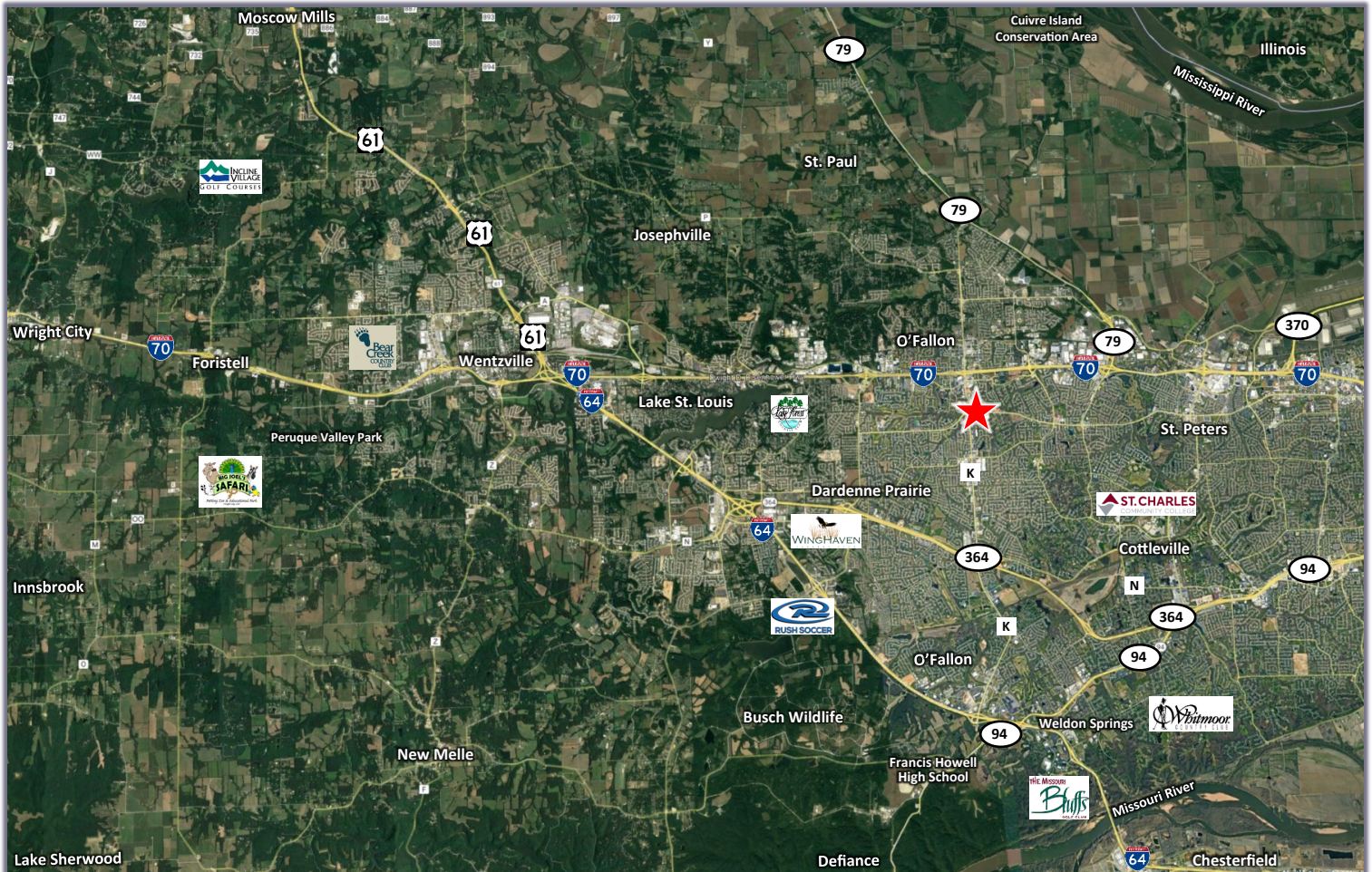
Phone: (636) 970-0330

dannyw@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

Mexico Rd. and Hwy. K O'Fallon, MO 63366



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Mexico Rd	Mexico Loop Rd E E	13,810	2022	0.05 mi
10186	Mexico Loop Rd E E	14,174	2015	0.05 mi
Mexico Rd	State Hwy K E	9,626	2020	0.21 mi
10263	State Hwy K E	10,080	2015	0.21 mi
Mexico Rd	Hwy K E	8,944	2022	0.21 mi
14851	Autumn Chase Dr S	43,346	2015	0.21 mi
State Hwy K	Autumn Chase Dr S	43,981	2022	0.21 mi
Sonderen St	Mexico Rd S	4,863	2022	0.26 mi
14876	Mexico Rd S	5,122	2015	0.26 mi
Mexico Loop Rd E	Autumn Chase Dr E	3,149	2022	0.27 mi

Danny Wapelhorst

Vice President

Phone: (636) 970-0330

dannyw@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C