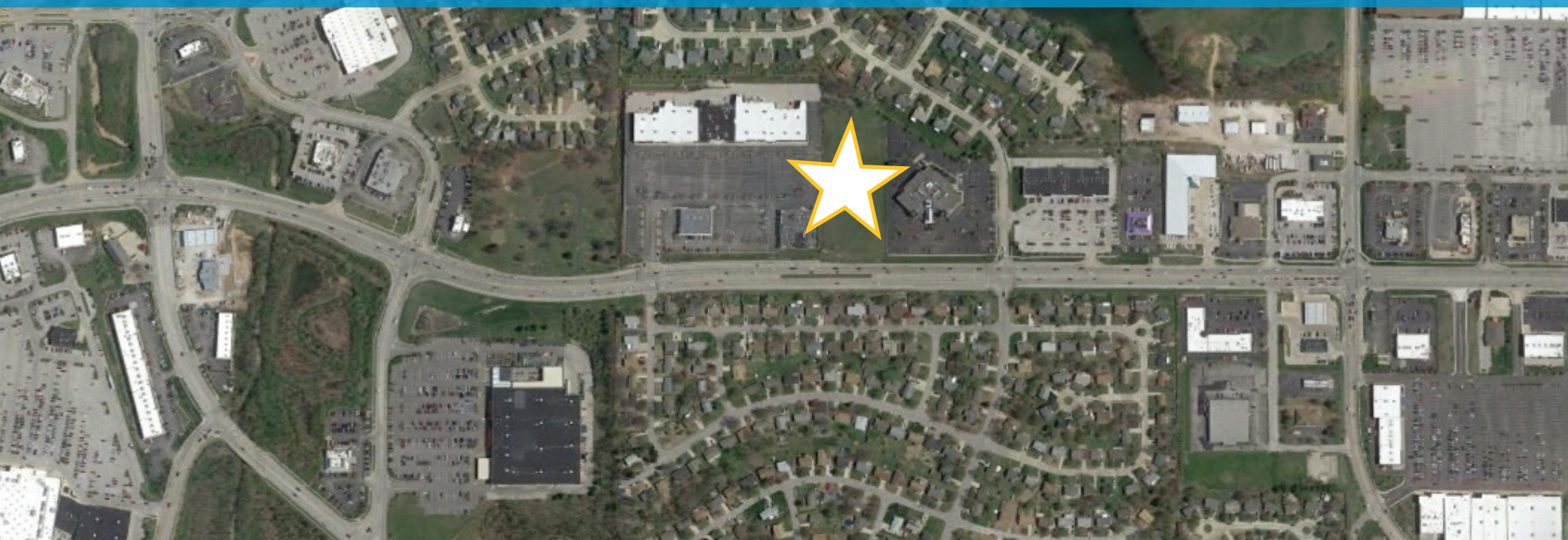


LAND FOR SALE

WINDING WOODS, LOT B

1816 Highway K, O'Fallon, MO 63366



GLENN B. GUENTHER, SIOR

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Colliers
INTERNATIONAL

LAND FOR SALE

WINDING WOODS, LOT B

1816 Highway K, O'Fallon, MO 63366

PROPERTY FEATURES

- ±3.06 AC parcel
- 43,918 VPD on Highway K
- Zoned C-2, General Business District, broadest zoning classification (permitted uses: retail, office, medical, etc.)
- Excellent visibility with 225' of frontage along Highway K
- Proposed cross ingress/egress access easement to Winding Woods Drive and Megan Crossing Shopping Center
- Right-in/right-out permissible along Highway K
- Close proximity to Interstate 70
- Nearby shopping centers include Megan Crossing, Woodland Plaza, O'Fallon Walk Shopping Center and Shops at Laura Hill

SALE PRICE: \$1,533,000 (\$11.50/SF)

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Google 2017

1816 Highway K, O'Fallon, MO 63366

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	12,289	88,479	160,192
Households	4,352	31,382	57,884
Avg. HH Income	\$78,697	\$88,904	\$92,634
Median Age	35.6	36.8	37.3



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