

# PRICE REDUCED TO \$5.95 PSF - 29 ACRES HWY40/I-64 & HWY DD/WINGHAVEN • O'FALLON, MO



## PROPERTY OVERVIEW

- 29 Acre Development opportunity with direct visibility from highly traveled Highway 40/Interstate 64
- Tight submarket
- High daytime population with Mastercard and Citibank as well as Progress West Hospital located nearby.
- O'Fallon ranked #26 in Money Magazine in 2010 for "Best Places to Live"
- Join Regal O'Fallon Stadium 14 Theater
- Over 100,000 in population within 5 miles of property and over \$95,000 in average household income within 1 mile of property

## MAJOR EMPLOYERS WITHIN 5 MILE RADIUS OF CALEDONIA

Citibank	4100 employees
Fort Zumwalt School District	2700 employees
Mastercard International	1951 employees
True Manufacturing Inc.	1415 employees
MEMC Electronic Materials	1000 employees

## DEMOGRAPHICS 2013

	1 mile	3 miles	5 miles
Population	4,074	41,615	106,349
Households	1,578	14,604	38,170
Avg HH Income	\$95,339	\$98,954	\$91,552

For Information Contact:

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**29 ACRES AVAILABLE**

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