



BEST CORNER
IN
EUREKA, MO

CONCEPTUAL
PAD SITES
PAGE 3

HWY 109
AT
AUGUSTINE RD

SIGNALIZED
INTERSECTION



8 LEGENDS PARKWAY

EUREKA, MO 63025

3.45 ACRES READY FOR GROUND LEASE OR BTS. ADJACENT
TO MERCY MEDICAL OFFICE BUILDING AND RETAIL.

8 LEGENDS PARKWAY

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:

L³ CORPORATION

JOHN NOTTER

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POPULATION ANALYSIS

POPULATION		<u>3 MILE</u> 16,726	<u>5 MILES</u> 27,191	<u>10 MILES</u> 241,268
HOUSEHOLDS		<u>3 MILE</u> 5,622	<u>5 MILES</u> 9,410	<u>10 MILES</u> 92,625
AVG HH INCOME		<u>3 MILE</u> \$148,202	<u>5 MILES</u> \$144,625	<u>10 MILES</u> \$134,532

VIEW &
DOWNLOAD:

DEMO REPORT

- DEVELOPMENT READY PARCELS ADJACENT TO MERCY MEDICAL
- CONTACT BROKER FOR PRICING ON GROUND LEASES
- 3.455 ACRES IN TOTAL (+/- 2.77 ACRES ARE USEABLE)
- NEAR EXISTING POPULATION AND NEW PLANNED NEIGHBORHOODS

SITE PLAN

JNOTTER@L3CORPORATION.COM



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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ZOOM AERIAL

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MARKET AERIAL

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