

3



W Terra Ln

103,268 (2025)

Veterans Memorial Pkwy 6,828 (2025)

O'Fallon
MOTORS



RANGE
USA



The Jewel
O'FALLON

240 UNIT
APARTMENT COMMUNITY

SITE



9200 VETERANS MEMORIAL PKWY

O'FALLON, MO 63366

0.60 AC HIGHWAY VISIBLE LOT
AVAILABLE IN PAD READY CONDITION

XTEAM
RETAIL ADVISORS

9200 VETERANS MEMORIAL PKWY

SITE PLAN

PLEASE CONTACT:

L³ CORPORATION

KYLE STEINER

314.282.9835 (DIRECT)

314.313.6323 (MOBILE)

KSTEINER@L3CORPORATION.COM

POPULATION ANALYSIS

POPULATION



1 MILE

8,175

3 MILES

76,859

5 MILES

149,793

HOUSEHOLDS



1 MILE

3,535

3 MILES

28,923

5 MILES

55,727

AVG HH INCOME



1 MILE

\$117,482

3 MILES

\$118,214

5 MILES

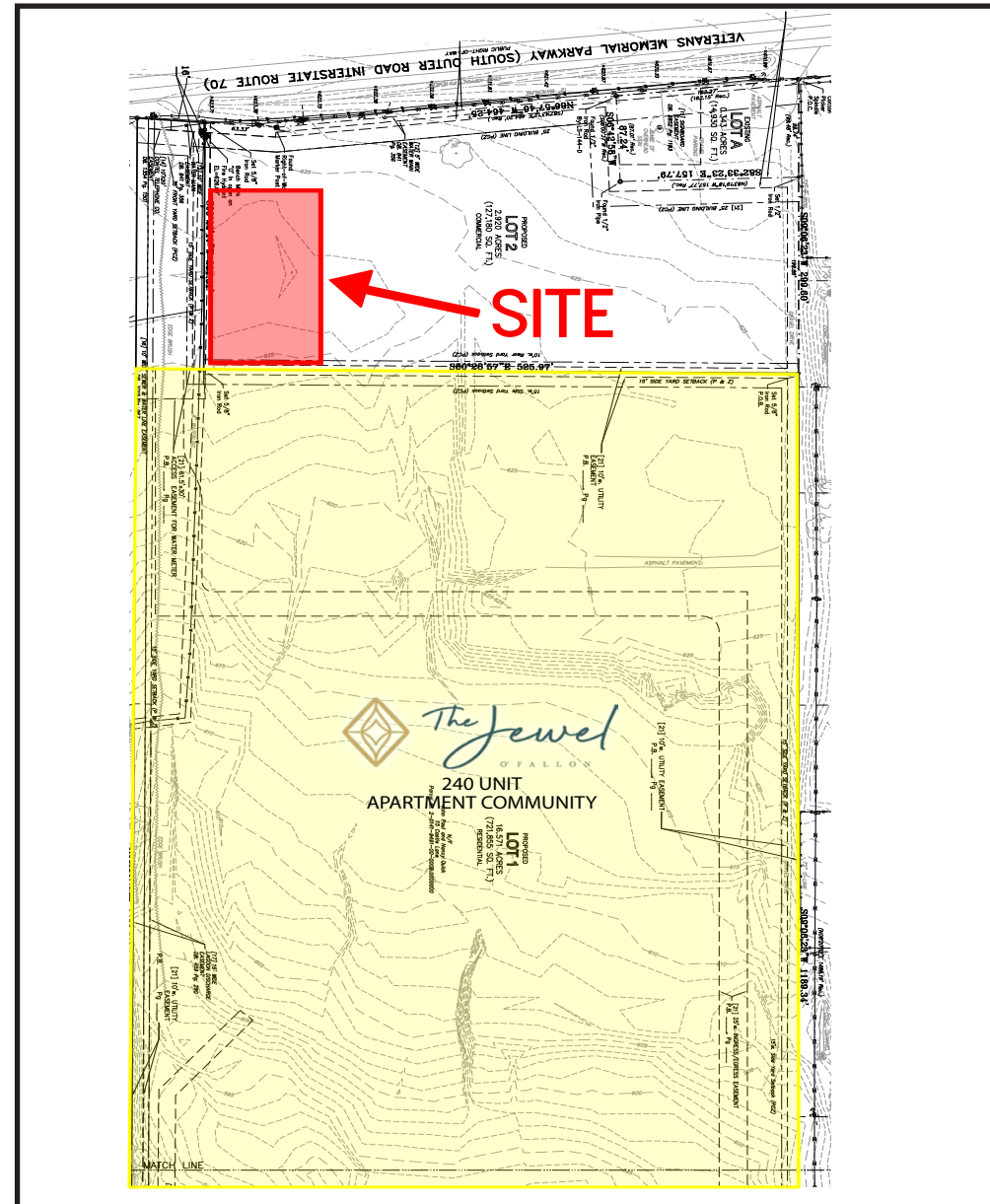
\$127,481



VIEW &
DOWNLOAD:

DEMO REPORT

- 0.60 ACRES FOR SALE OR LEASE ALONG HIGHWAY 70 WITH OVER 103,000 VPD
- LOT IS GRADED WITH UTILITIES PULLED AND READY FOR CONSTRUCTION
- CONTACT BROKER FOR MORE INFORMATION



MARKET AERIAL

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