

LOCATED AT WINGHAVEN BLVD, O'FALLON, MO

# VACANT LAND/DEVELOPMENT OPPORTUNITY FOR SALE

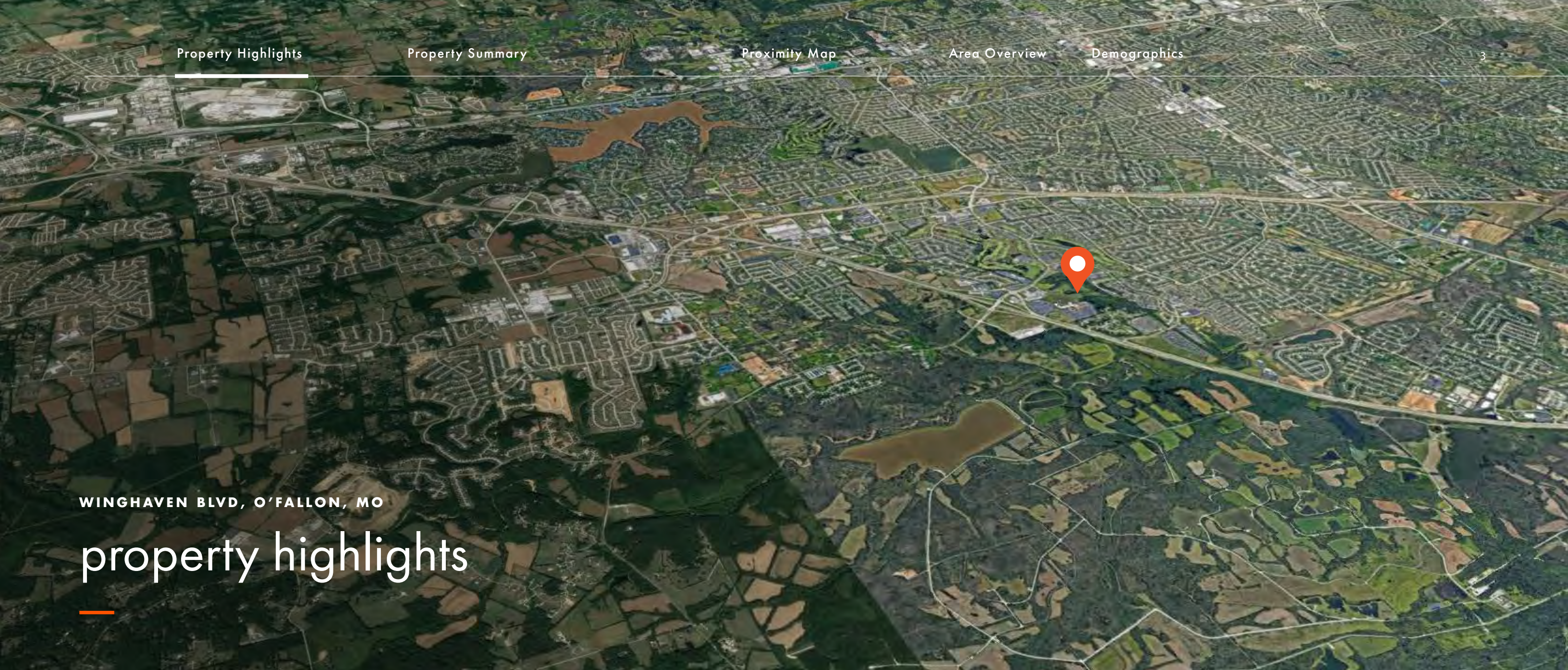
43.39 ± ACRES



FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP





WINGHAVEN BLVD, O'FALLON, MO

# property highlights

## EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer this prime development opportunity in the heart of O'Fallon, Missouri. Just off Winghaven Blvd exit of Interstate-64, the property includes over 43 acres of vacant land. With nearby amenities such as the Winghaven Country Club, this site is adjacent to many of the residential neighborhoods in O'Fallon and only 2.5 miles from the I-64/364 intersection.

# 43.39 AC

**IN O'FALLON, MO**

Adjacent to MasterCard corporate offices, the property has a mix of residential, retail and office uses surrounding it.

# \$132,483

**1-MILE EST. HOUSEHOLD INCOME**

Nearby to single-family developments and the local country club, this site has an estimated average household income of over \$130,000.



PROPERTY SUMMARY

**ADDRESS**

Winghaven Blvd  
O'Fallon, MO 63366

**COUNTY**

St. Charles County

**PARCEL ID**

4-069B-9780-00-000A.1000000

**SITE SIZE**

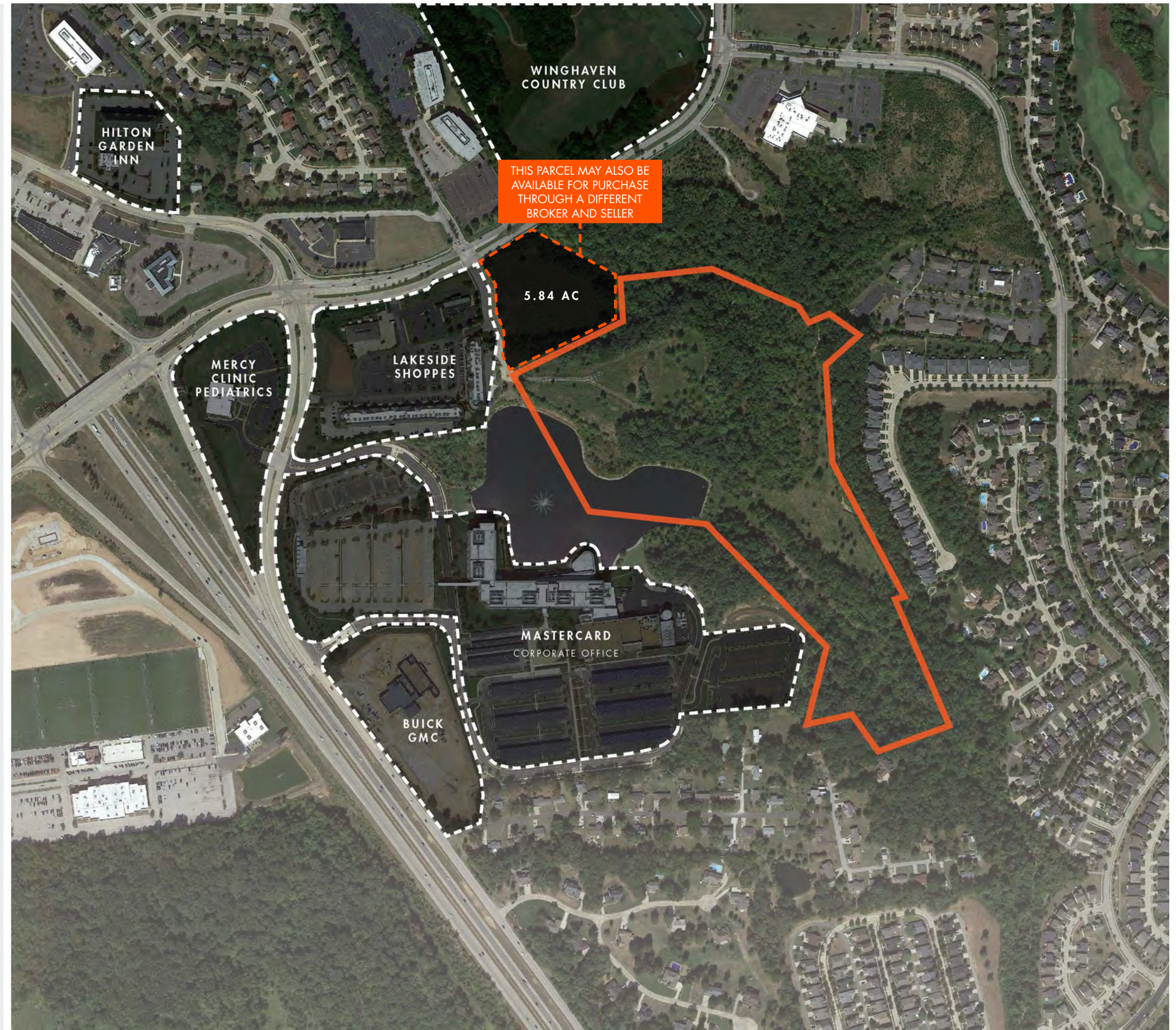
43.39± AC

**ZONING**

HTCD-PUD | High Technology Corridor -  
Planned Unit Development District

**PRICE**

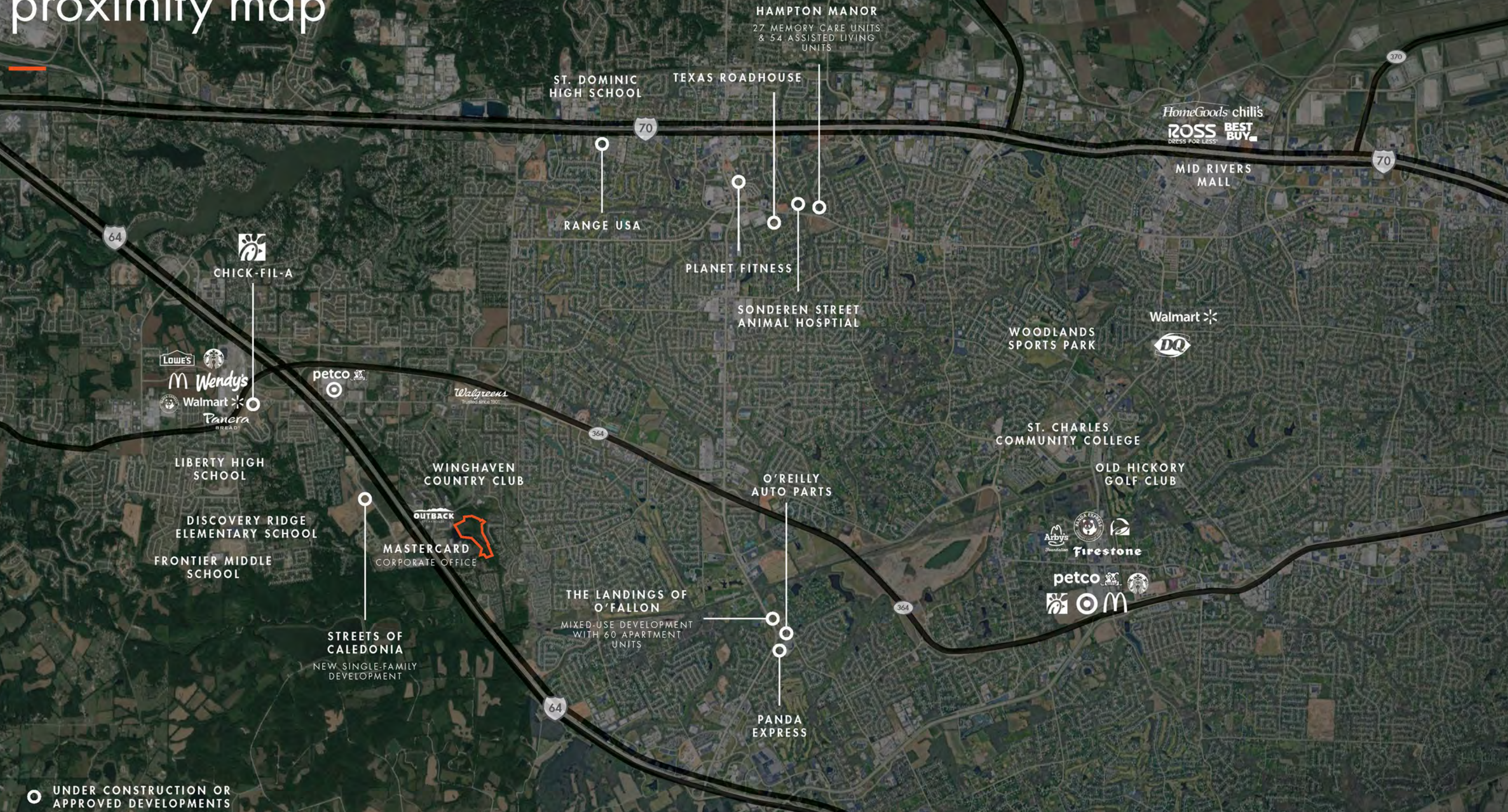
\$7,500,000





WINGHAVEN BLVD, O'FALLON, MO

# proximity map



 UNDER CONSTRUCTION OR APPROVED DEVELOPMENTS



WINGHAVEN BLVD, O'FALLON, MO

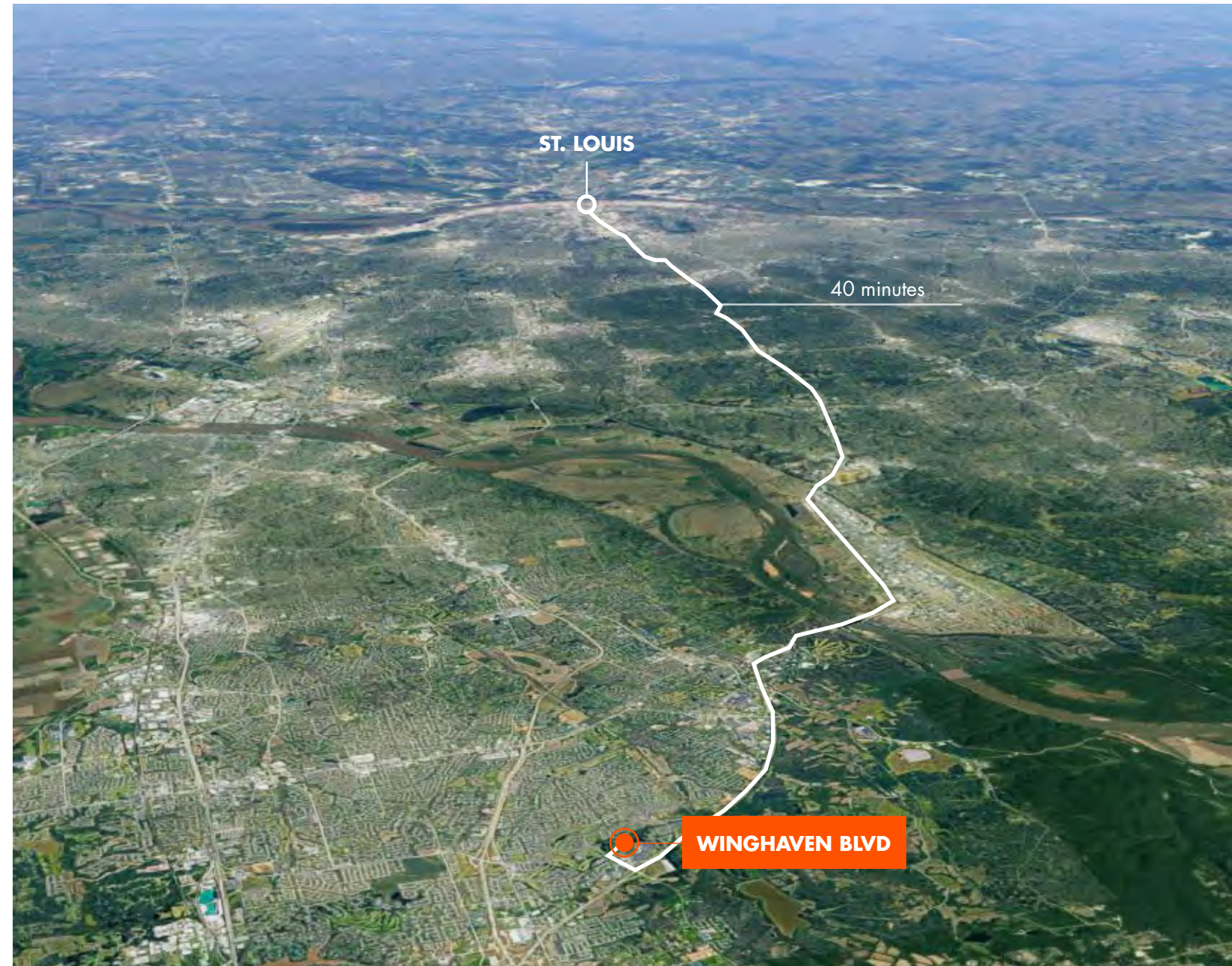
# o'fallon overview

O'Fallon is the up-and-coming city of Missouri. As the number one "most liveable small city in the United States," O'Fallon has caught the attention of many businesses and individuals that are moving to experience this great city. Being a short distance from the St. Louis Airport and central located to the rest of the country, corporations such as MasterCard and CitiBank have select the City of O'Fallon for their headquarters location. Nearby Lindenwood University and Webster University provide strong graduates each year to join the growing workforce opportunities in the area.

In spite of its powerful economic growth, O'Fallon has remained connected as a local community through many traditions including Heritage & Freedom Fest, O'Fallon Jammin' Concert Series, Celebration of Lights, and the Veterans Memorial Walk. With over 450 acres of parks throughout the city, ample outdoor community space provides places and spaces for these meaningful community programs.

**ROGER ARCHIBALD | CFO, SAK CONSTRUCTION**

SAK originally selected O'Fallon for our national headquarters because of its great location but soon found it exceeded our expectations in many other important measures. The City's responsiveness to meet our needs plus great attention and support from its leaders make it an ideal place for SAK to call home.



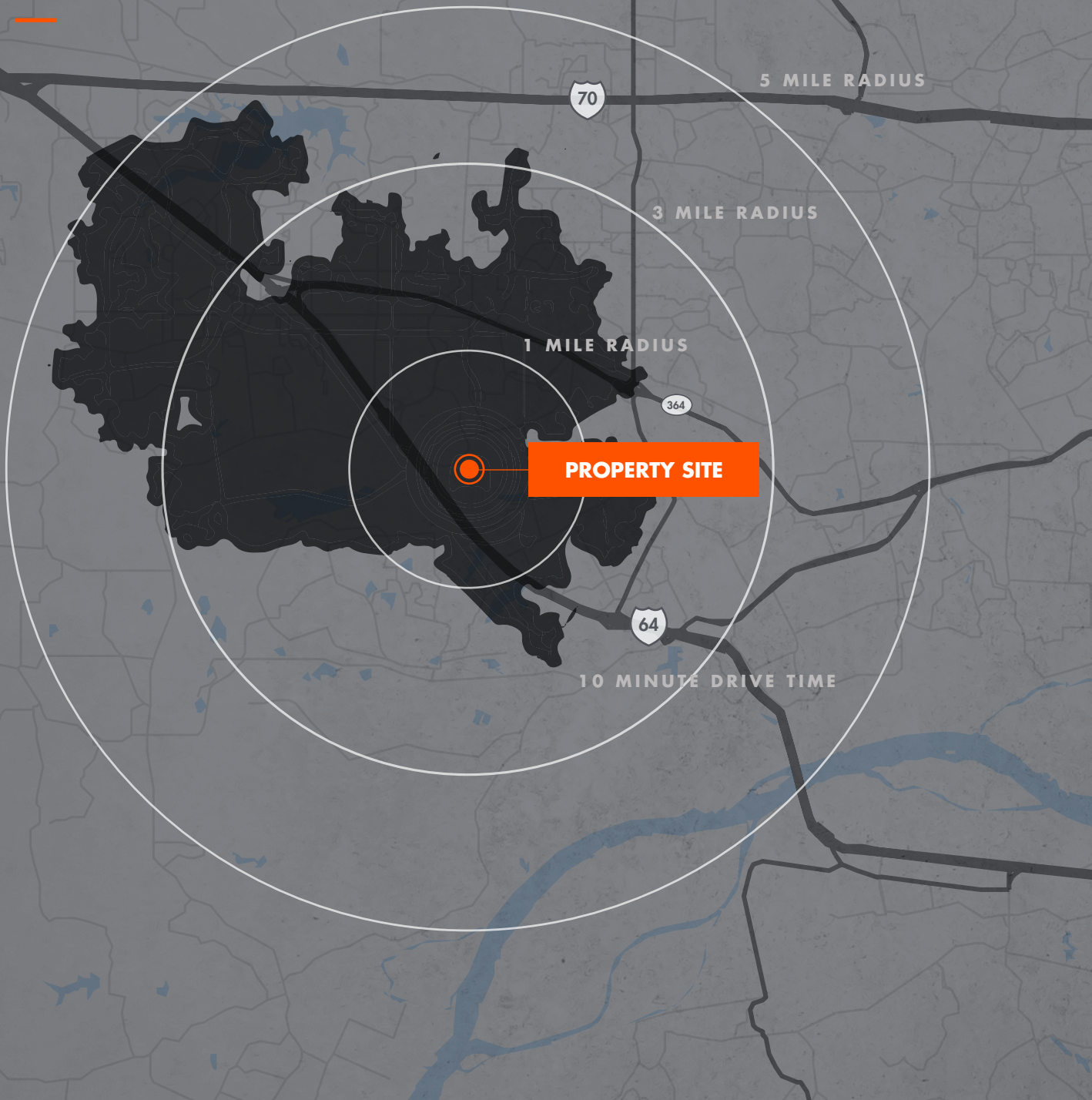
<b>20</b>	<b>40</b>	<b>#1</b>	<b>#1</b>
<b>MINUTES TO STL AIRPORT</b>	<b>MINUTES TO DOWNTOWN ST. LOUIS</b>	<b>MOST LIVABLE SMALL CITIES IN THE U.S.</b>	<b>BEST PLACE TO LIVE IN MISSOURI</b>
<small>City of O'Fallon</small>	<small>City of O'Fallon</small>	<small>SmartAsset.com</small>	<small>ChamberofCommerce.org</small>





WINGHAVEN BLVD, O'FALLON, MO

# demographics



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '22	7,953	61,922	129,520
PROJ. POPULATION '27 (+0.6%)	8,210 (+0.6%)	64,432 (+0.8%)	135,263 (+0.9%)
AVG. HOUSEHOLD INCOME	\$132,483	\$119,400	\$116,900
MEDIAN HOME VALUE	\$292,236	\$270,018	\$269,121
MEDIAN AGE	37.5	36.5	37.7
TOTAL EMPLOYEES	5,564	16,790	45,976
EST. HOUSEHOLDS	2,986	22,243	47,365
TOTAL BUSINESSES	268	1,321	3,464

Source: ESRI





# contact

## FOUNDRY COMMERCIAL TEAM

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Principal, Managing Director

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