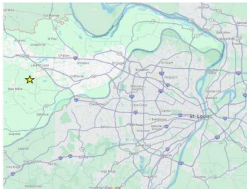


Lot 2 - 2.287 AC
8780 Hwy N | O'Fallon, MO | US | St. Charles County
Available Acres: 2.287 |





2022 DEMOGRAPHICS
3 Mile / 5 Mile / 7 Mile

Population
2,711 / 69,356 / 158,218

Daytime
32,711 / 69,356 / 158,218

Median Income
\$41,573 / \$98,706 / \$97,829

Household

THREE COMMERCIAL LOTS FOR SALE
LOT 1 - 3.243 AC LOT 2 - 2.287 AC LOT 3 - 1.089 AC
O'FALLON, MISSOURI

8780 HIGHWAY N, O'FALLON, MO 63368

- Three developed and platted lots near the Walmart Development
- Signalized intersection
- Highway R frontage
- All utilities to the site
- Off-site Detention Basin Existing
- Access Road Extension
- Zoning: Commercial
- Area retailers include Walmart, Lowes and dozens of national brands
- Located 4.32 miles from MasterCard Headquarters—3000 employees
- Property surrounded by Residential and Commercial Development

410 Crestview Dr.
O'Fallon, MO 63368

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acreage are approximate. Buyer must verify the information and bear all risk for any inaccuracies.

HALEY
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LUETKENHAUS
Bill Luetkenhaus
Luetkenhaus Properties, Inc.
636-277-4300 office
636-262-5496 cell

Population

	258,394 10 Mile Radius	740,429 20 Mile Radius	1,580,440 30 Mile Radius
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Source: ESRI®, 2024

Households

	95,180 10 Mile Radius	286,297 20 Mile Radius	638,773 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Zoning:
Last Updated: Apr 30, 2025

Economic Development Contact

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