



**LOCATION.**  
commercial real estate

**SITE**

22,771 (2022)

100

MO-109

Manchester Rd

Taylor Rd

**2521  
MO-109**

LAND FOR SALE

**WILDWOOD, MO**



Lindell  
Bank



POND  
ELEMENTARY  
SCHOOL



ST. LOUIS  
COMMUNITY  
COLLEGE  
WILDWOOD





# 2521 HIGHWAY 109

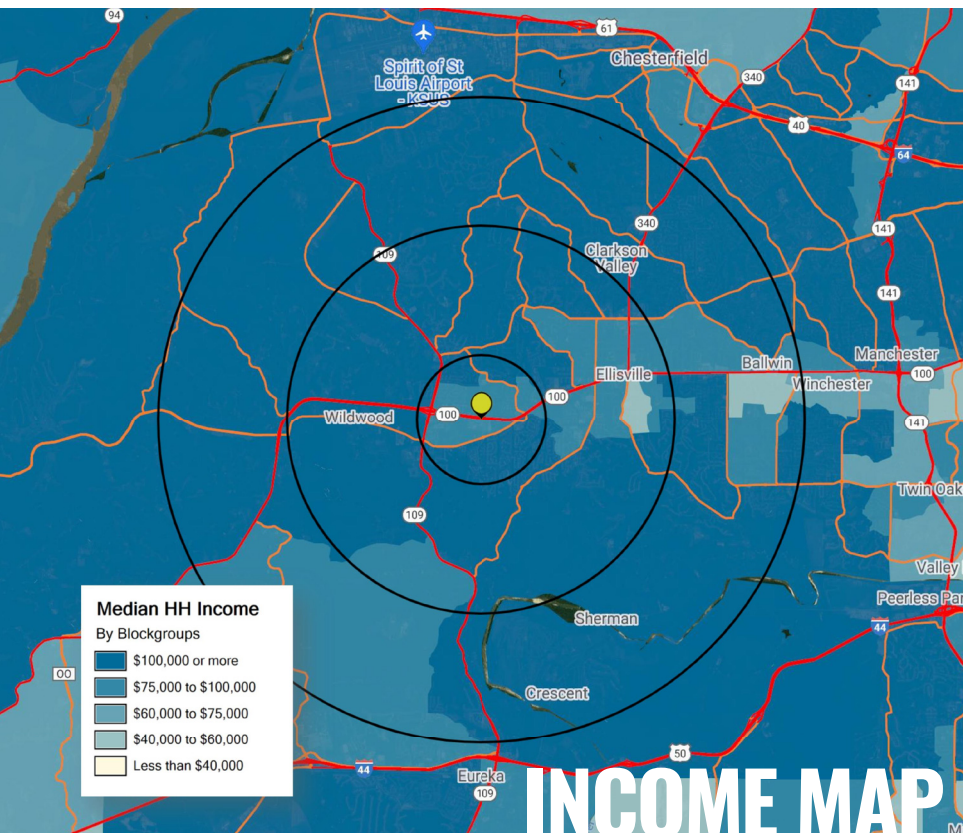
## NEIGHBORHOOD VIBE

IAN SILBERMAN

314.818.1560 (OFFICE)

314.409.9904 (MOBILE)

Ian@LocationCRE.com



Wildwood, Missouri is an affluent suburb of 68 square miles featuring beautiful panoramic views and scenery. Nestled in the foothills of the Ozark Mountains, Wildwood blends a touch of city and country living. Wildwood is home to Rockwoods Reservation and Babler State Park, and is situated near Six Flags St. Louis and Hidden Valley Ski Resort. Wildwood's goal is "planning tomorrow today." The city created a planning process for all aspects of its government to ensure that its assets would be retained, so that future growth, development and improvements would be preserved with the unique character of the community.

Wildwood ranked #2 on the 2017 NICHE.com list of "Best Places to Raise a Family in Missouri", and #4 on their "Best Places to Live in Missouri" list. Wildwood is a growing community with exceptional green space, located in the western region of St. Louis County, Missouri. The City's Town Center is a master-planned vision with New Urbanist retail and office space that attracts some of the most affluent residents and tourists in the region.

Wildwood is served by Rockwood School District, St. Louis County's largest school district. Rockwood School District is AAA-rated by Standard & Poor, and ranked #4 by NICHE.com for "Best School District in Missouri."

ANNUAL DEMOGRAPHICS

### POPULATION



**1 MILE**  
12,838

**3 MILES**  
37,471

**5 MILES**  
86,409

### HOUSEHOLDS



**1 MILE**  
4,818

**3 MILES**  
14,024

**5 MILES**  
32,551

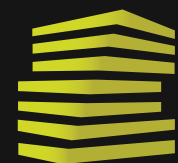
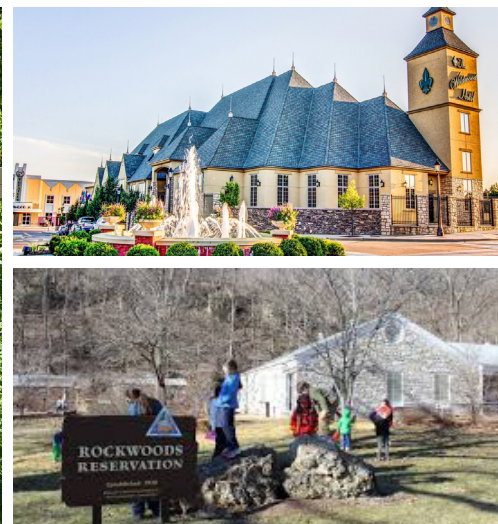
### AVG HH INCOME



**1 MILE**  
\$147,010

**3 MILES**  
\$162,866

**5 MILES**  
\$163,793



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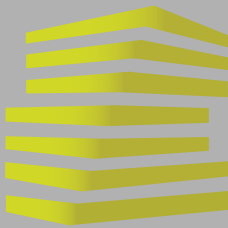


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RESOURCES  
MEMBER

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# 2521 HIGHWAY 109

## MARKET AERIAL

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