

# 8.77 ACRES AVAILABLE FOR SALE

6521 HIGHWAY N

O'FALLON, MO



45,001 (2023)

Hwy N 6,920 (2023)

10,603 (2023)

Hwy K

533 (2023)

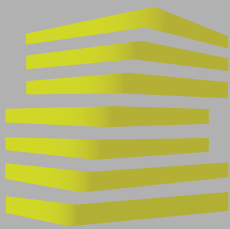
364

**SITE**  
8.77 AC AVAILABLE



**LOCATION.**  
commercial real estate





# 6521 HIGHWAY N

## NEIGHBORHOOD VIBE

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### TRADE AREA OVERVIEW

O'FALLON IS A CITY LOCATED IN ST. CHARLES COUNTY, APPROXIMATELY 30 MILES WEST OF DOWNTOWN ST. LOUIS. LAUNCHED AS A RAILROAD DEPOT IN 1856, THIS SMALL CITY WAS NAMED AFTER JOHN O'FALLON, PRESIDENT OF THE NORTH MISSOURI RAILROAD. THE FAST-GROWING CITY HAS BECOME ONE OF MISSOURI'S LARGEST MUNICIPALITIES, WITH A POPULATION THAT HAS MORE THAN QUADRUPLD SINCE 1990. THE INFUX OF NEWCOMERS AND MAJOR EMPLOYERS HAVE HELPED BOOST THE CITY'S HISTORIC DOWNTOWN AREA, AND GIVEN RISE TO NEW COMMUNITY AND SPORTS CENTERS. O'FALLON CONTINUES TO RECEIVE NATIONAL ACCOLADES FOR BEING ONE OF AMERICA'S BEST PLACES TO LIVE, AND ONE OF AMERICA'S SAFEST CITIES.

O'FALLON IS HOME TO SEVERAL MAJOR EMPLOYERS, INCLUDING MASTERCARD, WHICH HAS A LARGE OFFICE IN THE CITY, AND CitiMORTGAGE, WHICH IS PART OF THE CITIGROUP FAMILY OF COMPANIES. OTHER MAJOR EMPLOYERS IN THE AREA INCLUDE THE FORT ZUMWALT SCHOOL DISTRICT, WHICH IS ONE OF THE LARGEST SCHOOL DISTRICTS IN THE STATE, AND BJC PROGRESS WEST HEALTHCARE CENTER.

THE CITY OFFERS SEVERAL PARKS AND RECREATIONAL AREAS, INCLUDING THE O'FALLON SPORTS PARK, WHICH HAS BASEBALL AND SOFTBALL FIELDS, SOCCER FIELDS, AND TENNIS COURTS. OTHER POPULAR PARKS IN THE AREA INCLUDE CIVIC PARK, WHICH HAS A LAKE, WALKING TRAILS, AND A PLAYGROUND, AND DAMES PARK, WHICH FEATURES A SPLASH PAD AND A DISC GOLF COURSE.

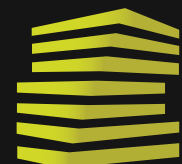
O'FALLON IS ALSO KNOWN FOR ITS MANY COMMUNITY EVENTS AND FESTIVALS, INCLUDING THE ANNUAL O'FALLON FALL FEST, WHICH FEATURES LIVE MUSIC, FOOD VENDORS, AND CARNIVAL RIDES. OTHER POPULAR EVENTS INCLUDE THE HERITAGE AND FREEDOM FEST, WHICH TAKES PLACE OVER THE FOURTH OF JULY HOLIDAY, AND THE O'FALLON JAMMIN' OUTDOOR CONCERT SERIES, WHICH FEATURES LOCAL AND REGIONAL MUSICIANS.

WITH THE PHILOSOPHY OF "FAMILY FIRST," THE CITY OF O'FALLON, MISSOURI, HAS ACHIEVED PHENOMENAL GROWTH FOR OVER A DECADE, MAKING IT ONE OF THE FASTEST-GROWING CITIES IN THE NATION. THE BELIEF THAT THE OPPORTUNITY TO LIVE, WORK AND PLAY WITHIN THE SAME COMMUNITY SHOULD BE READILY AVAILABLE SUPPORTS THE STRONG FAMILY VALUES THAT ARE O'FALLON'S GREATEST ASSET AND THE FOUNDATION ON WHICH THE CITY CONTINUES TO BUILD ITS FUTURE.

### DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	9,430	82,165	168,349
HOUSEHOLDS	3,318	30,092	65,040
EMPLOYEES	2,538	22,892	56,029
MED HH INCOME	\$127,695	\$120,408	\$110,502

### AREA RETAIL | RESTAURANTS



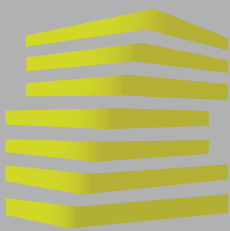
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## MARKET AERIAL

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- 8.77 ACRES AVAILABLE FOR SALE POSITIONED ON HWY N JUST EAST OF HWY K IN O'FALLON, MO
- IDEAL OPPORTUNITY FOR MEDICAL, RESTAURANT, RETAIL, OR MULTI-FAMILY
- CENTRALLY LOCATED IN THE HEART OF THE O'FALLON RETAIL CORRIDOR NEAR THE SIGNALIZED INTERSECTION OF HIGHWAY K AND HIGHWAY N
- MAJOR AREA TENANTS INCLUDE: PETSMART, MICHAELS, KOHL'S, TARGET, ROSS DRESS FOR LESS, FRESH THYME MARKET, ASHLEY HOMESTORE, TOTAL WINE & MORE, DIERBERGS, AND SCHNUCKS
- GREAT VISIBILITY TO OVER 10,000 VPD ON HIGHWAY N
- EASY ACCESS TO MO-364
- CALL BROKER FOR PRICING



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**COTTEVILLE TRAILS  
LIFESTYLE COMMUNITY  
DEVELOPMENT**  
350+ NEW HOMES