



ARBORS OF ROCKWOOD  
520 New Single Family  
Homes - McBride & Sons



**SITE**

59,537 (2016)



THE LEGENDS COUNTRY CLUB  
900 Homes, 500 Members



NEW DEVELOPMENT  
26 Single Family Homes  
Augustine Road

NEW DEVELOPMENT  
10 Single Family Homes  
off Cerny Avenue

109

TIMBERS OF EUREKA  
RECREATION CENTER

NEW DEVELOPMENT  
549 Homes -  
McBride & Sons

# 1091 W. FIFTH STREET

4.04 ACRE GROUND LEASE OPPORTUNITY IN THE MIDDLE OF  
BUSY RETAIL CORRIDOR IN EUREKA, MO.

23,130 (2017)

77,739 (2016)

24,744 (2017)

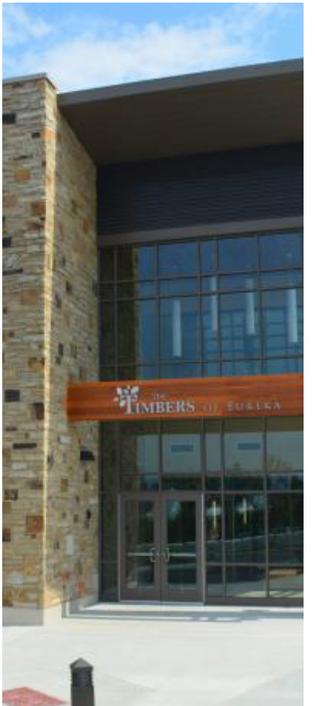
# MARKET OVERVIEW



POPULATION		<u>3 MILES</u> 13,848	<u>5 MILES</u> 24,945	<u>10 MILES</u> 213,811
HOUSEHOLDS		<u>3 MILES</u> 4,930	<u>5 MILES</u> 8,417	<u>10 MILES</u> 81,364
AVG HH INCOME		<u>3 MILES</u> \$110,426	<u>5 MILES</u> \$118,844	<u>10 MILES</u> \$119,575

Eureka is conveniently located along Interstate 44 in the southwestern corridor of St. Louis County. The north/south connection is Highway 109. Highway 109 to the north provides access to communities such as Wildwood, Chesterfield and Ellisville, and to the south, northern Jefferson County. A demographic analysis shows average household income in Eureka of over \$107,000. The Property is also just 1.5 miles east of Six Flags St. Louis, a 503-acre combination amusement and water park.

Area Developments: McBride & Son is under construction on 292.5 acres behind Six Flags near Greensfelder Park and Camp Wyman in Eureka. The first lots are projected to be delivered Fall 2016. The subdivision, being dubbed the Arbors of Rockwood, is to include 415 single-family homes and 112 villas with prices ranging from \$200,000 to \$500,000. The plan also calls for a new elementary school to be built on 13.29 acres on the southwest corner of the new development.

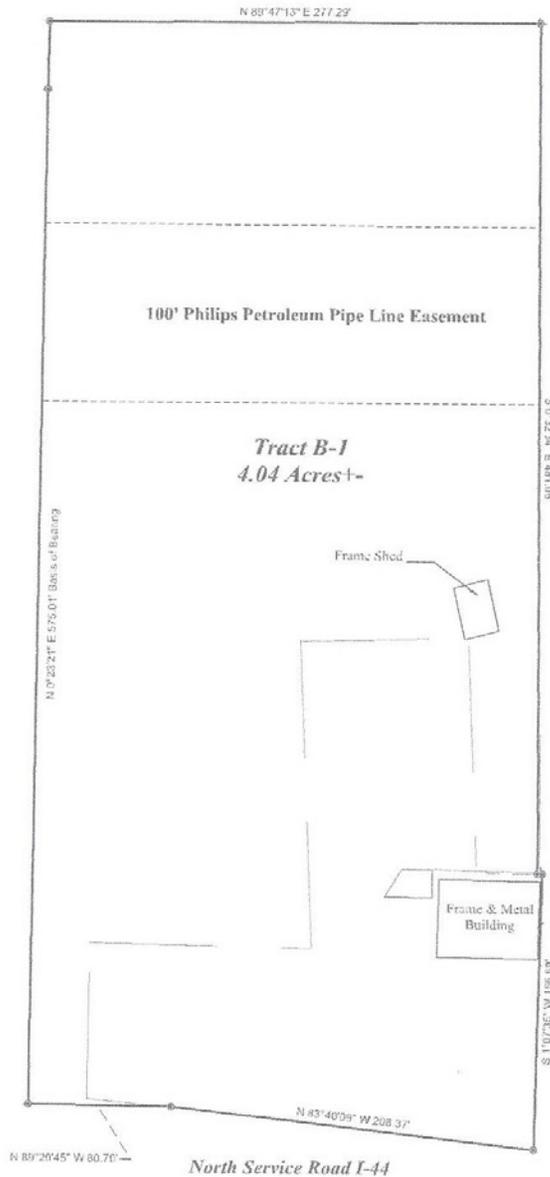


**L<sup>3</sup> CORPORATION**  
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# S I T E P L A N



- 4.04 ACRES OF LAND
- 175,982 SF OF LAND
- HIGHLY VISIBLE FROM INTERSTATE 44
- 0.46 MILES FROM WALMART SUPERCENTER
- 1.37 MILES FROM SIX FLAGS ST. LOUIS
- GROUND LEASE OPPORTUNITY: \$7,000.00/MONTH



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