



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



SITE

59,537 (2016)

23,130 (2017)

77,739 (2016)

24,744 (2017)

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



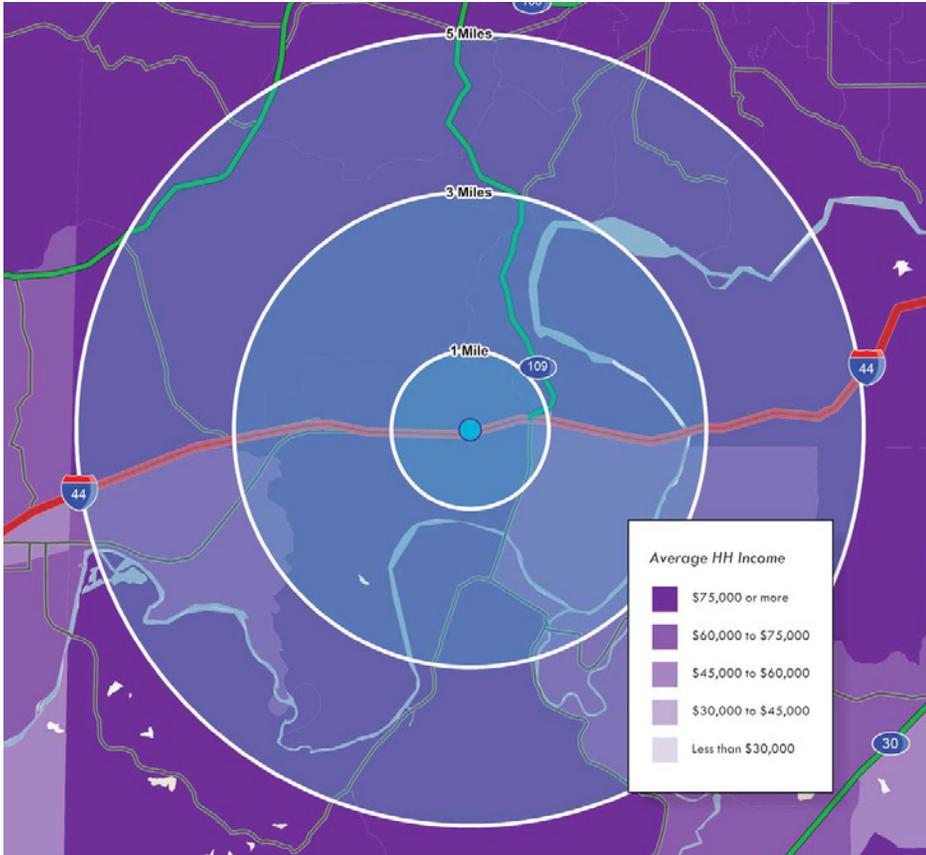
TIMBERS OF EUREKA
RECREATION CENTER

NEW DEVELOPMENT
549 Homes -
McBride & Sons

80 HILLTOP VILLAGE CENTER DR.

1.64 ACRES READY FOR DEVELOPMENT ADJACENT TO HILLTOP VILLAGE CENTER ON 5TH STREET IN EUREKA, MO.

MARKET OVERVIEW



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 1.6 miles east of Six Flags St. Louis, a 503-acre combination amusement and water park.

Area Developments: McBride & Son is completing the development of 292.5 acres behind Six Flags near Greensfelder Park and Camp Wyman in Eureka. The subdivision, The Arbors of Rockwood, will include 415 single-family homes and 112 villas with prices ranging from \$200,000 to \$500,000. The development also includes a new elementary school built on 13.29 acres on the southwest corner of the new development.



POPULATION		<u>1 MILE</u> 5,029	<u>3 MILES</u> 14,037	<u>5 MILES</u> 26,310
HOUSEHOLDS		<u>1 MILE</u> 1,853	<u>3 MILES</u> 5,124	<u>5 MILES</u> 9,263
AVG HH INCOME		<u>1 MILE</u> \$109,826	<u>3 MILES</u> \$121,943	<u>5 MILES</u> \$130,762



L³ CORPORATION
COMMERCIAL REAL ESTATE

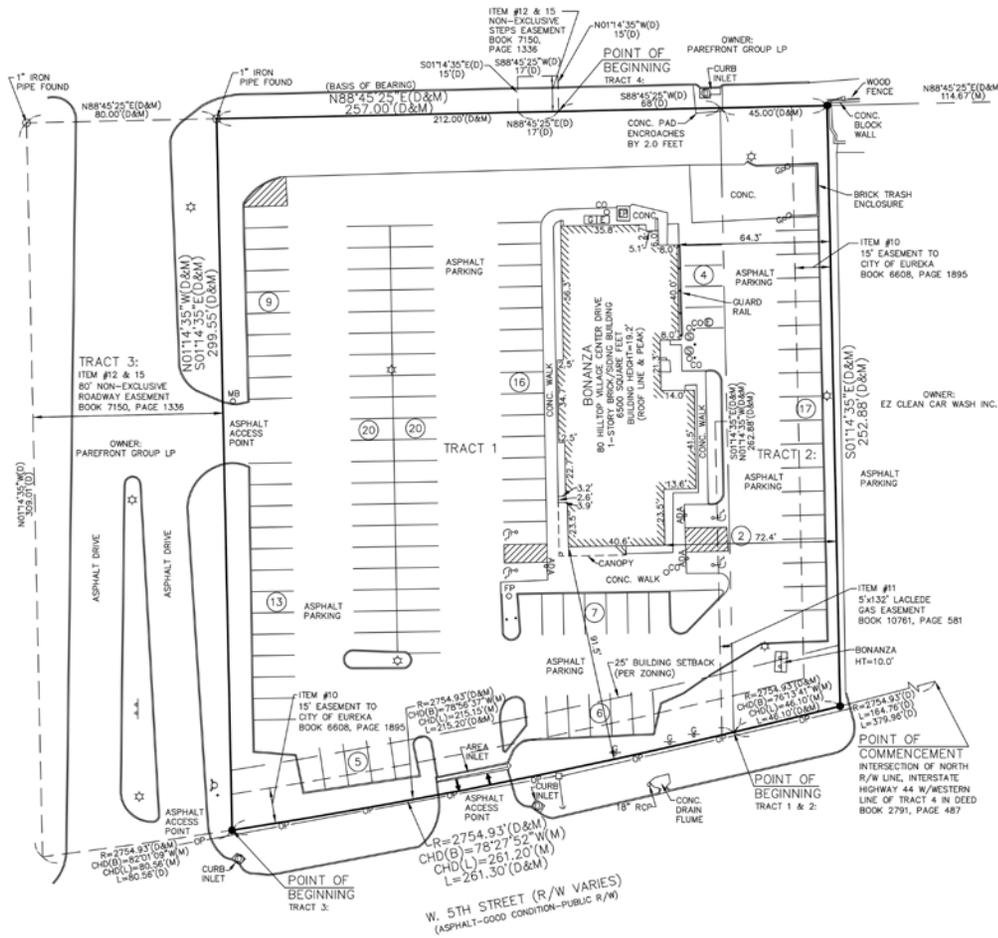
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S I T E P L A N



- LAND READY FOR DEVELOPMENT ADJACENT TO HILLTOP VILLAGE CENTER
- 260' OF FRONTAGE ALONG 5TH STREET
- HIGH VISIBILITY FROM I-44 (59,537 VPD 2016)
- PRICE IS \$799,000.00/\$11.18 PSF OF LAND AREA
- BUILDING HAS BEEN DEMOLISHED
- CAPTURES EXISTING & PLANNED HOMES NORTH OF I-44



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A E R I A L



SITE
1.64
ACRES



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