

FOR SALE

3.32 Acres Commercial Land

18401 U.S. Highway 66, Pacific MO 63069

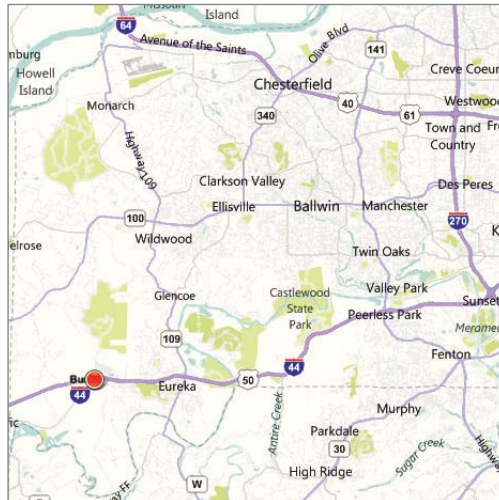


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	250	11,296	25,117
Households	94	3,261	8,400
Avg HH Inc	\$142,879	130,942	104,891

Traffic Counts

- 65,014 VPD on I-44
- 9,956 VPD on US Hwy 66



Property Highlights

- Vacant parcel of 3.324 acres
- Visible to I-44 (65,014 VPD)
- Located near I-44/Six Flags exit
- Zoned Planned Commercial district in the city of Eureka
- Potential uses: hotel, restaurant, gas station & other commercial users

Sale Price

\$6.00 psf



Commercial Real Estate Services, Worldwide.

Contact

John J. Sheahan, Jr., SIOR
 314 994 4176 Direct
 314 402 1031 Mobile
 jsheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

8235 Forsyth Blvd Ste 210 St Louis MO 63105
 Phone 314 994 4444 Fax 314 994 4088
 www.naidesco.com

AERIAL VIEW

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