

**FARMINGTON  
DEVELOPMENT SITE**



SCAN HERE!



**EDDIE CHERRY**

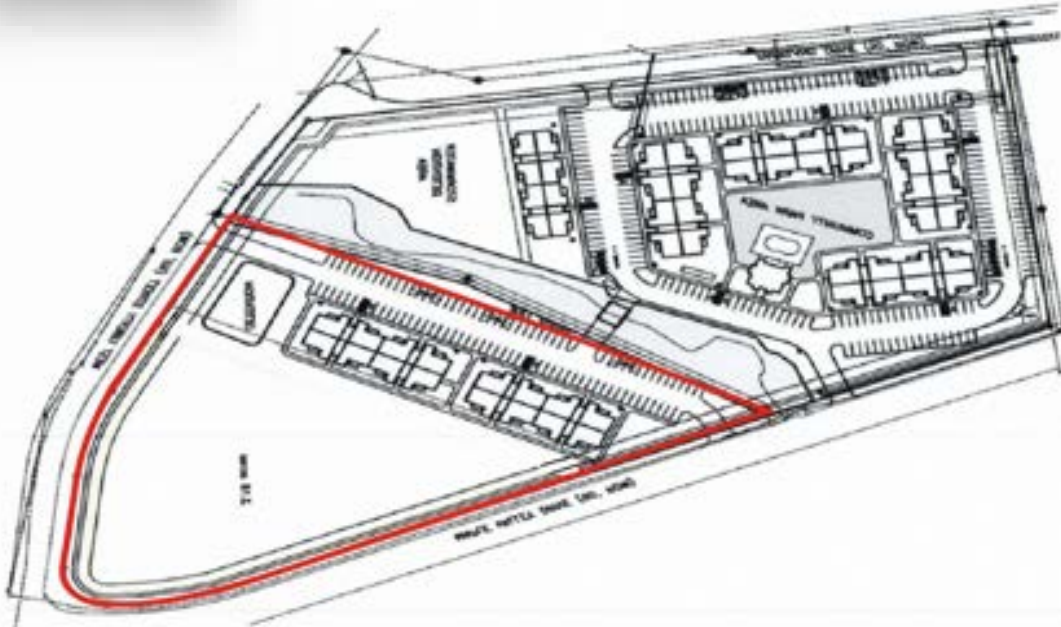
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MAPLE VALLEY DRIVE  
FARMINGTON, MO 63640  
5.79 ACRES | \$1,387,168 (\$5.50/S.F.)

### PROPERTY INFORMATION



- DEVELOPMENT-READY SITE ON FARMINGTON'S BOOMING MAPLE VALLEY CORRIDOR
- TARGET AND ACADEMY SPORTS RECENTLY ANNOUNCED NEW STORES NEARBY
- EXCELLENT VISIBILITY TO HIGHWAY 67 WITH OVER 21,000 V.P.D.
- ADJACENT TO PARKLAND HEALTH CENTER, FARMINGTON HIGH SCHOOL AND CEDARHURST OF FARMINGTON
- ALL UTILITIES TO THE SITE (GAS, ELECTRIC, WATER AND SEWER)
- ZONED OA-I COMMERCIAL ("OFFICE AND APARTMENT DISTRICT")
- POTENTIAL FOR RETAIL OR MEDICAL OFFICE

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		4,477	20,878	26,954
HOUSEHOLDS		1,842	7,582	9,745
AVERAGE HH INCOME		\$71,954	\$76,839	\$79,538



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ZOOM  
AERIAL



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