

50+ ACRE MULTI-FAMILY DEVELOPMENT SITE

PARCEL I

HWY 30 (21,611 V.P.D.)
CAROL PARK RD.

SCAN HERE!



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HWY 30 AT CAROL PARK RD.
HOUSE SPRINGS, MO 63049
50.65 ACRES
PARCEL I: \$2,500,000 (\$1.13/S.F.)

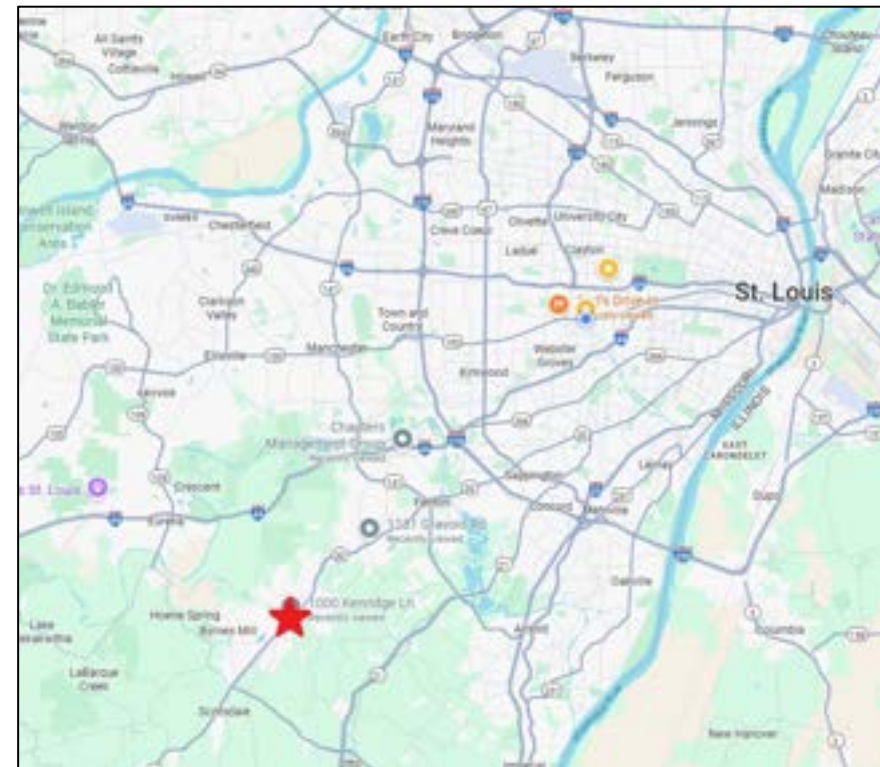
PROPERTY INFORMATION

CONCEPTUAL RENDERING



- PUD APPROVED SITE ON PARCEL I FOR 40 MULTI-FAMILY BUILDINGS COMPRISING 320 UNITS
- I PARCEL CONSISTING OF 50.65 ACRES IN HOUSE SPRINGS
- LOCATED AT HIGHWAY 30 & CAROL PARK ROAD
- SEWER LINE EXPANSION NEARBY (BEAR CREEK WATERSHED)
- JEFFERSON COUNTY SUBMARKET HAS A 5.3% APARTMENT VACANCY RATE
- ONLY 3,500 MULTI-FAMILY UNITS FOR A POPULATION OF 230,000 IN JEFFERSON COUNTY

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		23,970	160,404	385,349
HOUSEHOLDS		12,058	76,011	173,704
AVERAGE HH INCOME		\$85,563	\$79,360	\$86,152



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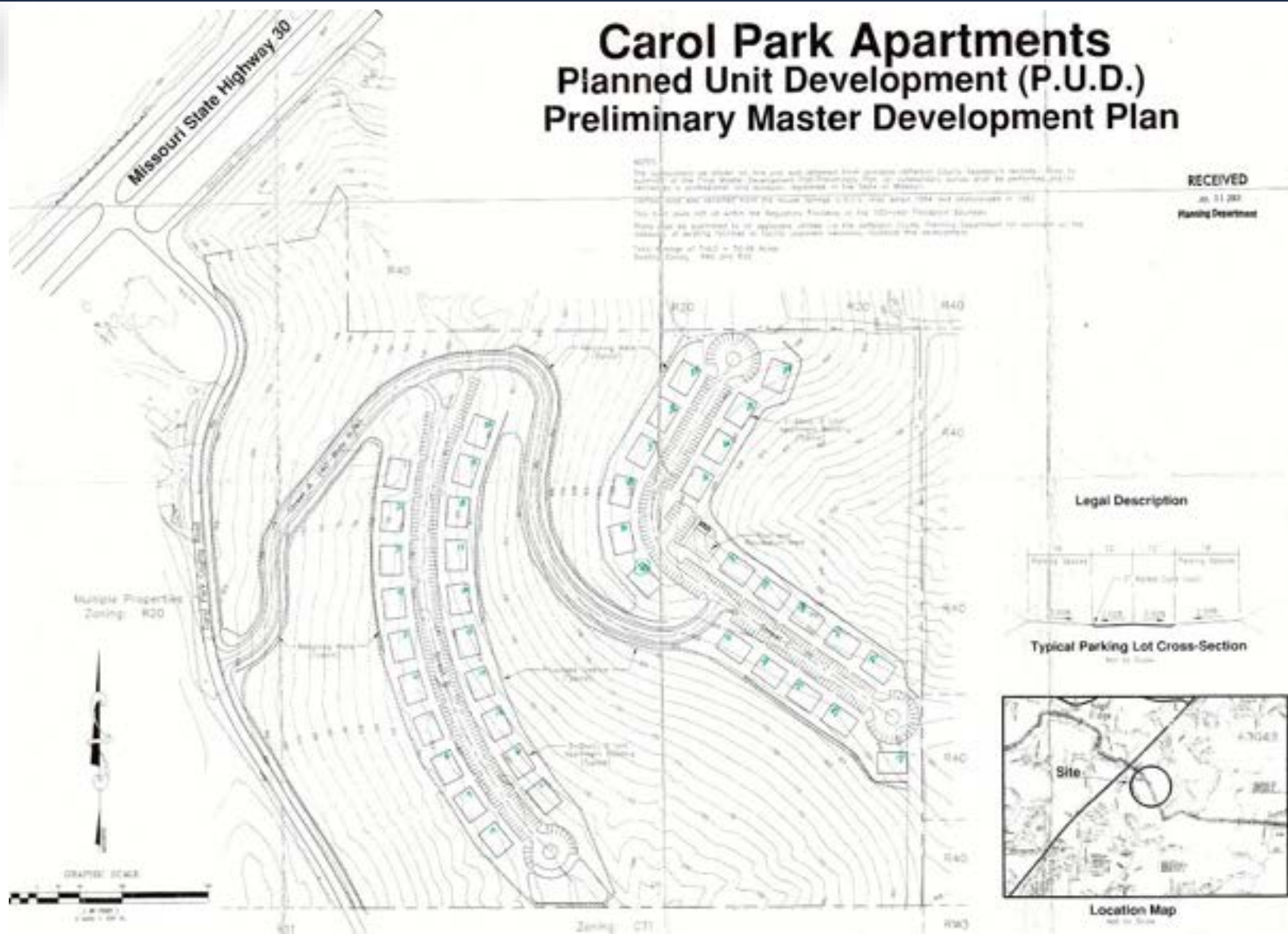
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APPROVED
PUD PLAN



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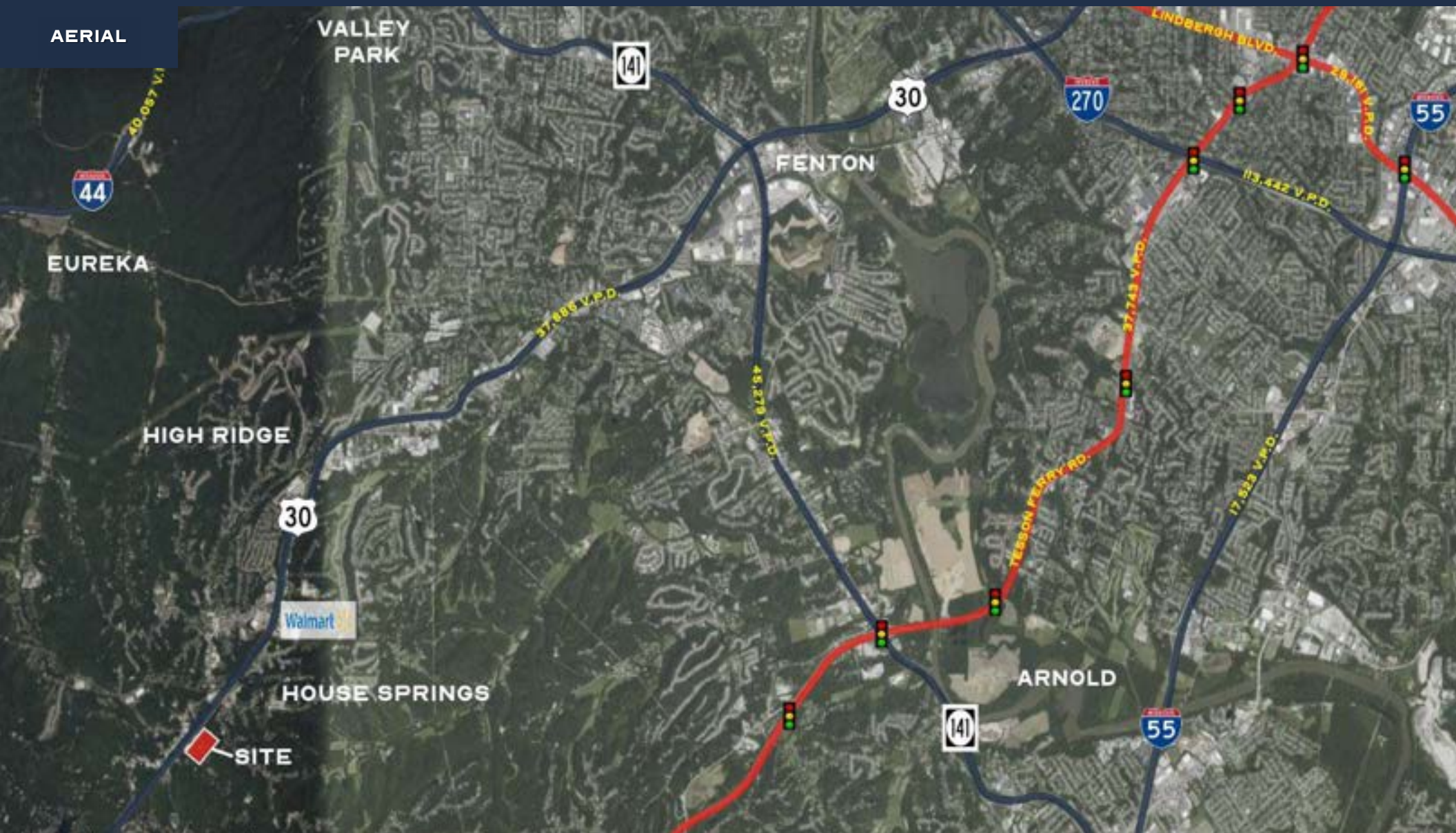
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