



1601 Mexico Loop Rd

O'Fallon, MO 63366

FOR SALE | \$485,000 (\$10/SF)



Property Highlights

1

High-Visibility Location

Prime outparcel frontage along Mexico Loop Rd in the heart of O'Fallon's busiest retail corridor

2

National Retailers

Immediately adjacent to The Home Depot; near Walmart, Lowe's, Texas Roadhouse, Red Robin & Walgreens

3

Signalized Access

Signalized access at Mexico Road / Mexico Loop Rd, with close proximity to Highway K

4

Zoned C2 - Commercial

1.12 acres zoned C2, suitable for a wide range of retail, restaurant, and commercial uses

5

All Utilities to Site

Water, sewer, electric, and gas all available to the site, ready for development

6

Growing Trade Area

O'Fallon's population has grown over 100% since 2000, now one of the largest cities in the St. Louis metro

Area Demographics

2024 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

~9,000 | ~62,000 | ~159,199



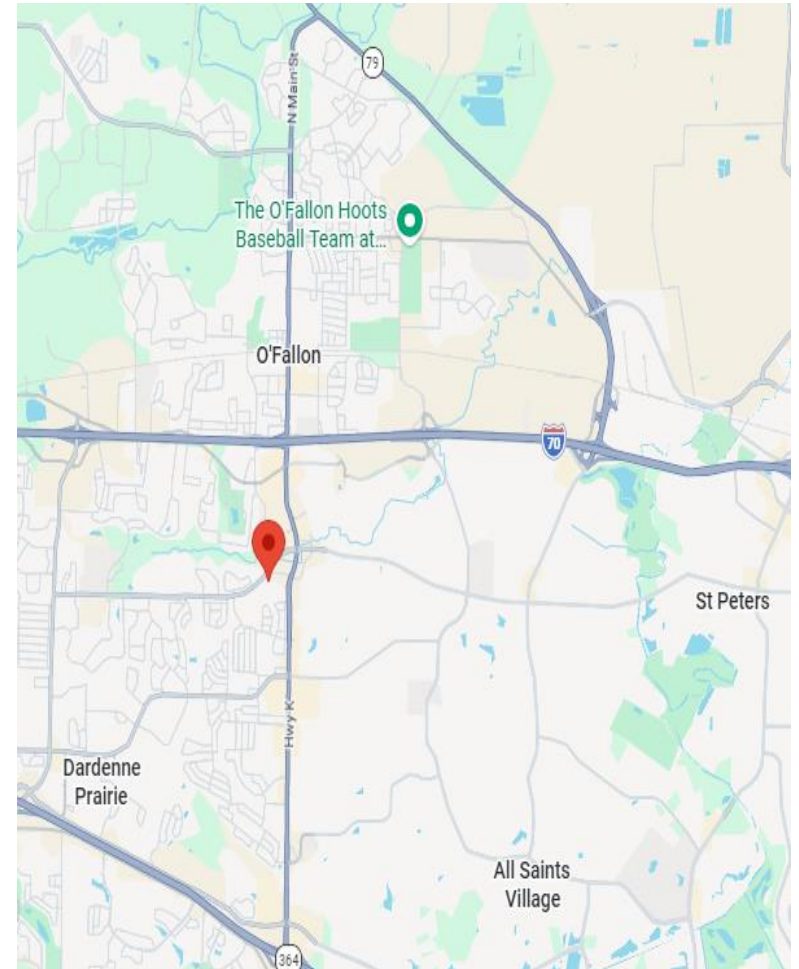
Daytime Population

~11,500 | ~68,000 | ~172,000



Median Household Income

\$95,000 | \$108,000 | \$113,752



Retail Trade Area & Traffic Counts



59,104 VPD

Highway K

18,174 VPD

Mexico Road / Mexico Loop Rd

~2.0 Miles

to I-70 Interchange (Exit 217)

Trade Area Profile



Location

Proximity & Accessibility

- Approx. 25 miles northwest of downtown St. Louis, with easy access via I-70 and I-64
- Direct frontage on Mexico Loop Rd with signalized access to Highway K

Demographics

Affluent & Educated

- Median household income of \$113,752 within a 5-mile radius, above the Missouri average
- St. Charles County ranks among the most affluent and educated counties in the St. Louis metro

Retail Environment

Growing & Supportive

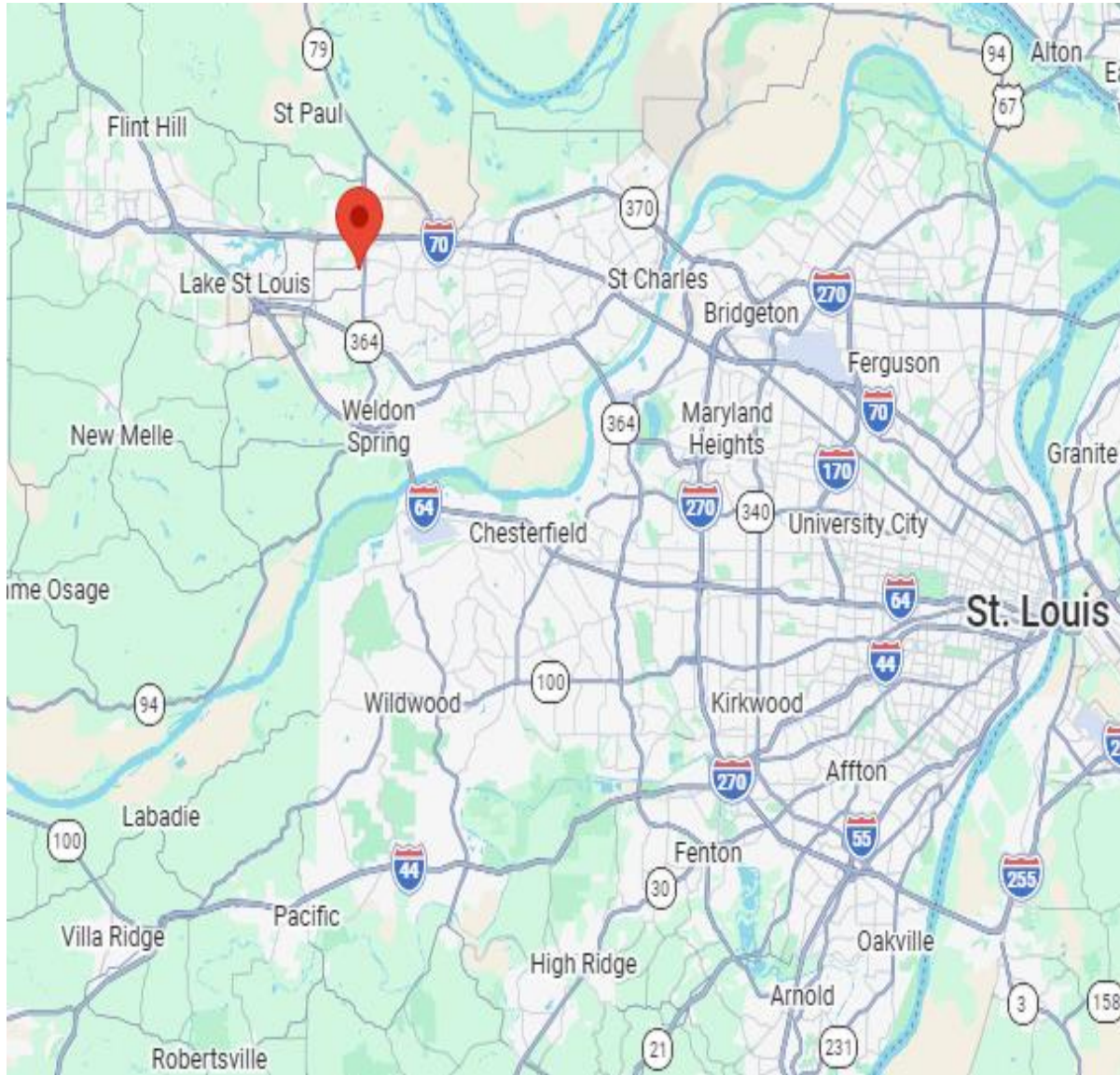
- Anchored by national tenants including Home Depot, Lowe's, and Walmart
- Site is zoned C2, supporting a broad range of retail, restaurant, and commercial uses

Community

Involved & Vibrant

- O'Fallon is regularly ranked among the "Best Places to Live" in the U.S. by U.S. News & World Report
- One of the fastest-growing cities in the St. Louis metro, with population up over 100% since 2000

Location & Contact



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