



23.86 ACRES ON STATE HIGHWAY 51

STATE HIGHWAY 51, PERRYVILLE, MO 63775

FOR SALE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

23.86 acres ready for development in growing area of Perryville with excellent traffic and visibility. Suitable for various uses. Currently not in the city limits, but city utilities are nearby for easy annexation.

PROPERTY HIGHLIGHTS

- 23.86 Acre Commercial Parcel
- Suitable for Various Uses
- Corner Tract in Growing Perryville Area
- All City Utilities Nearby
- Excellent Traffic and Visibility
- Close to Industrial Businesses

OFFERING SUMMARY

Sale Price:	\$1,199,000
Lot Size:	23.86 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	346	4,720	6,952
Total Population	877	11,529	17,417
Average HH Income	\$49,710	\$55,047	\$55,619

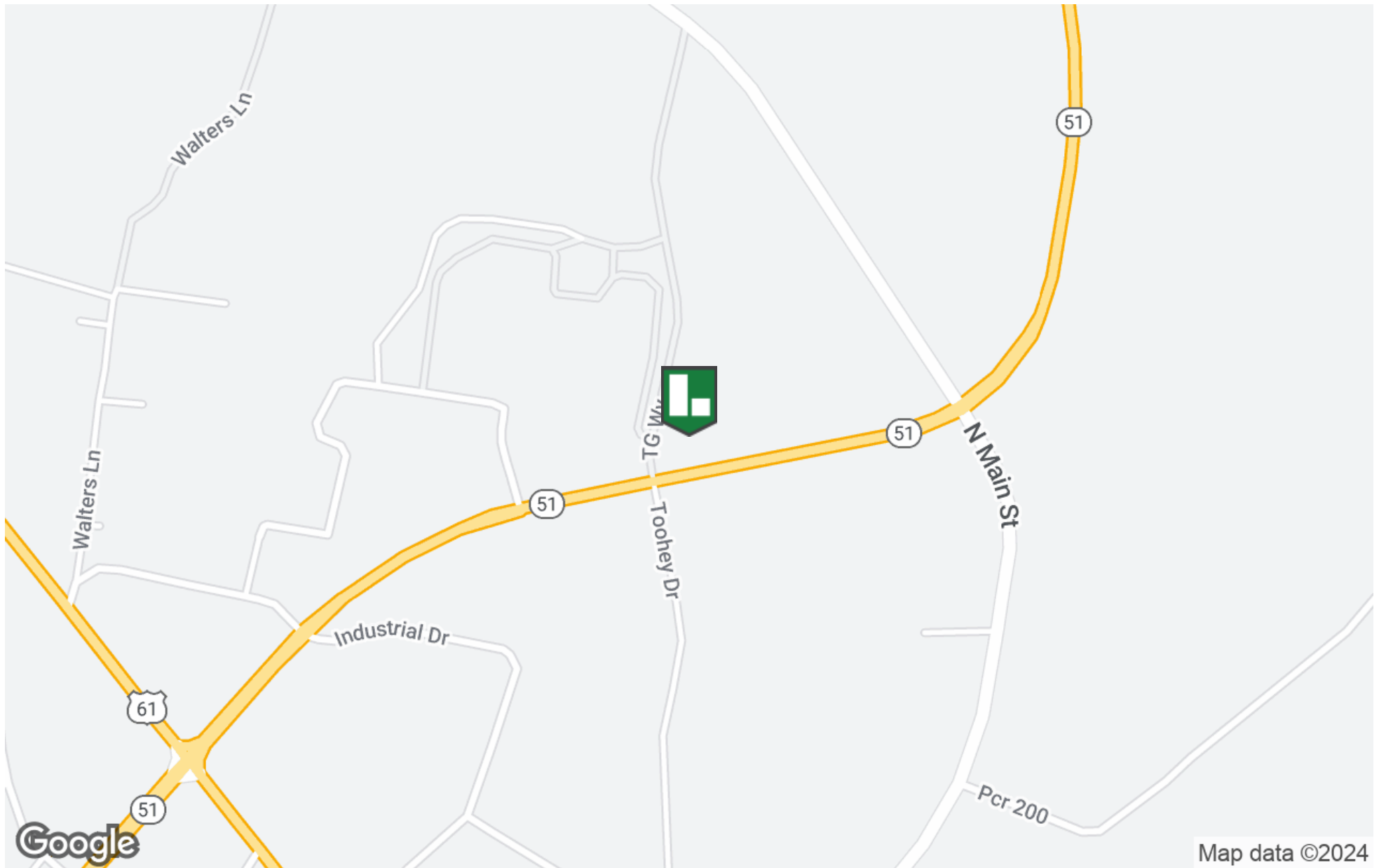
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ADDITIONAL PHOTOS



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LOCATION MAP



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RETAILER MAP

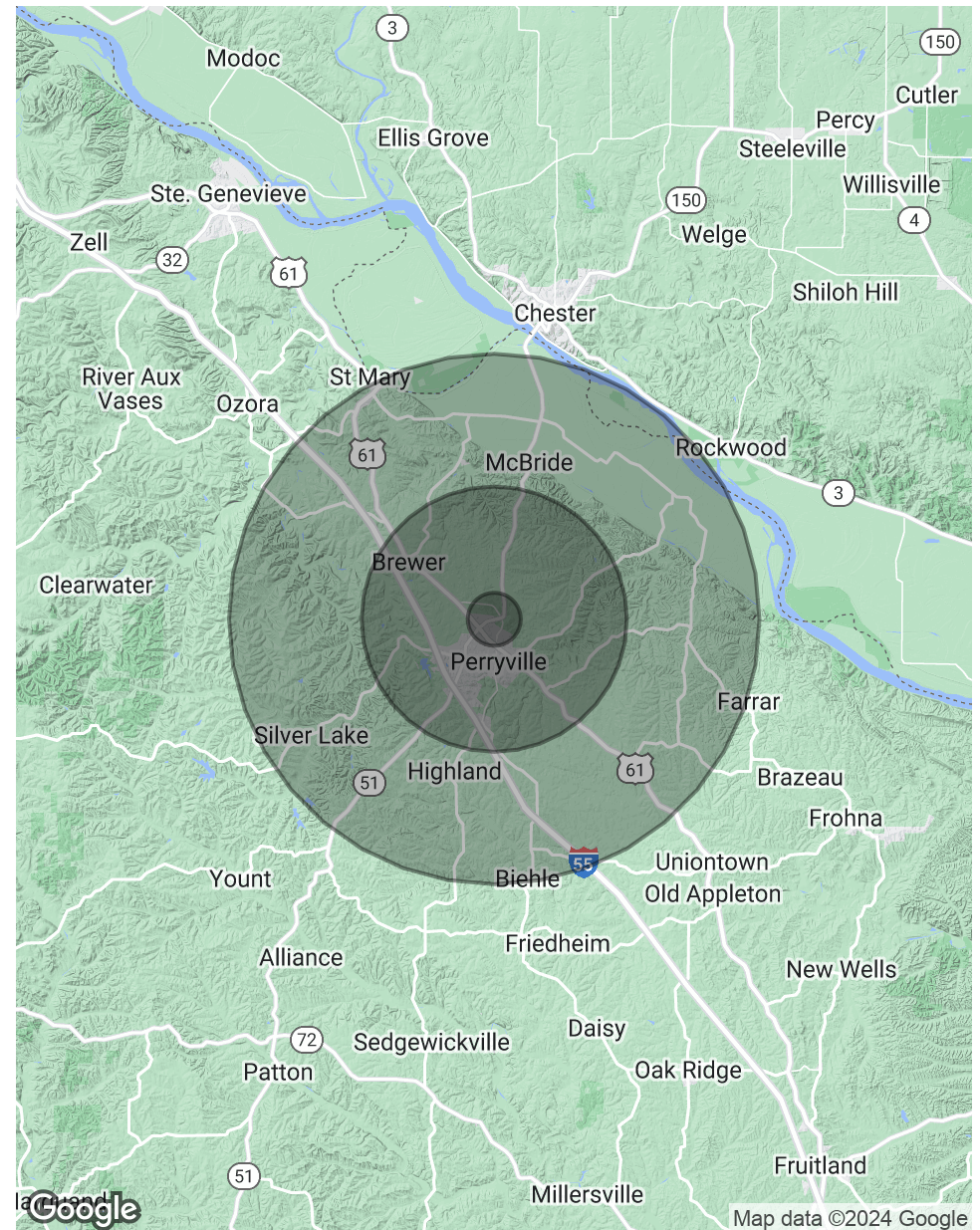


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	877	11,529	17,417
Average age	33.2	35.7	37.5
Average age (Male)	30.4	33.1	35.7
Average age (Female)	38.9	39.8	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	346	4,720	6,952
# of persons per HH	2.5	2.4	2.5
Average HH income	\$49,710	\$55,047	\$55,619
Average house value	\$112,759	\$121,889	\$138,012

* Demographic data derived from 2020 ACS - US Census



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