



NEW DEVELOPMENT

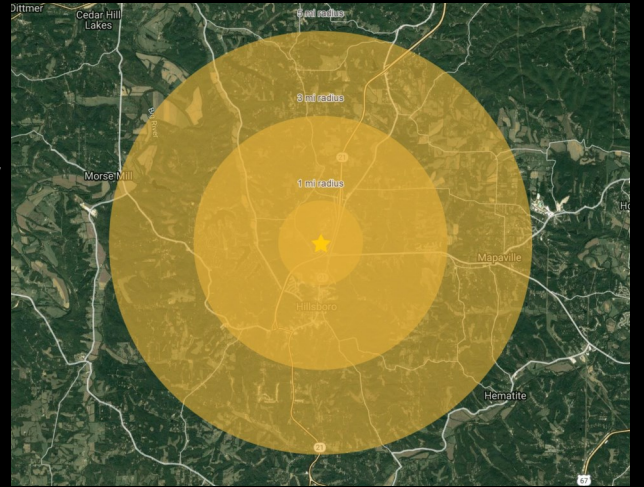
50.56 acres HILLSBORO, MO

AREA DEMOGRAPHICS

	<u>1 mi</u>	<u>3 mi</u>	<u>5 mi</u>
Population	2,512	8,123	17,045
Median HH Income	\$77,027	\$82,694	\$83,627
Daytime Employment	2,299	5,671	9,170

AVERAGE DAILY TRAFFIC

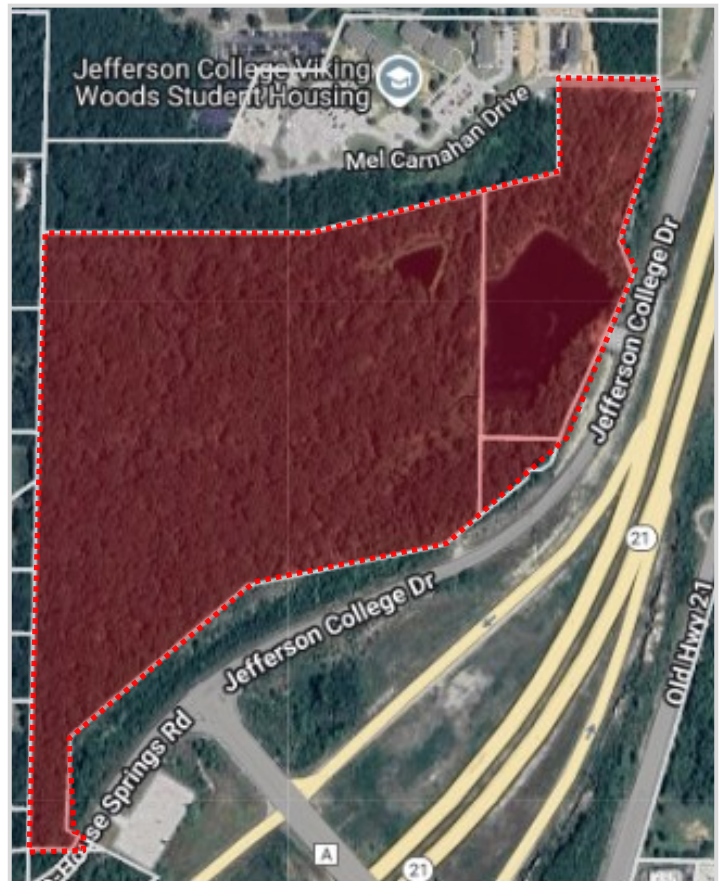
HIGHWAY A	15,165 VPD
HIGHWAY 21	20,040 VPD



Hillsboro, MO is the county seat of Jefferson County, and is Missouri's fifth largest county by population. The residents of Hillsboro and the surrounding areas enjoy the comfort and serenity of a rural setting that is located a short drive from Saint Louis and its vast array of cultural opportunities, professional sports, fine dining, and abundant shopping. The 63050 zip code includes the town of Hillsboro, as well as dozens of near by residential developments. Three upscale residential lake developments are within a few miles of our city limits. Hillsboro is a progressive community looking forward to future growth and change while preserving its rich historical heritage.

PROPERTY HIGHLIGHTS

- Located at intersection of Highway 21 and Highway A
- Sits adjacent to Jefferson College (3,600 students)
- Excellent visibility from Hwy 21



For information, please contact:

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Dominic Barlow

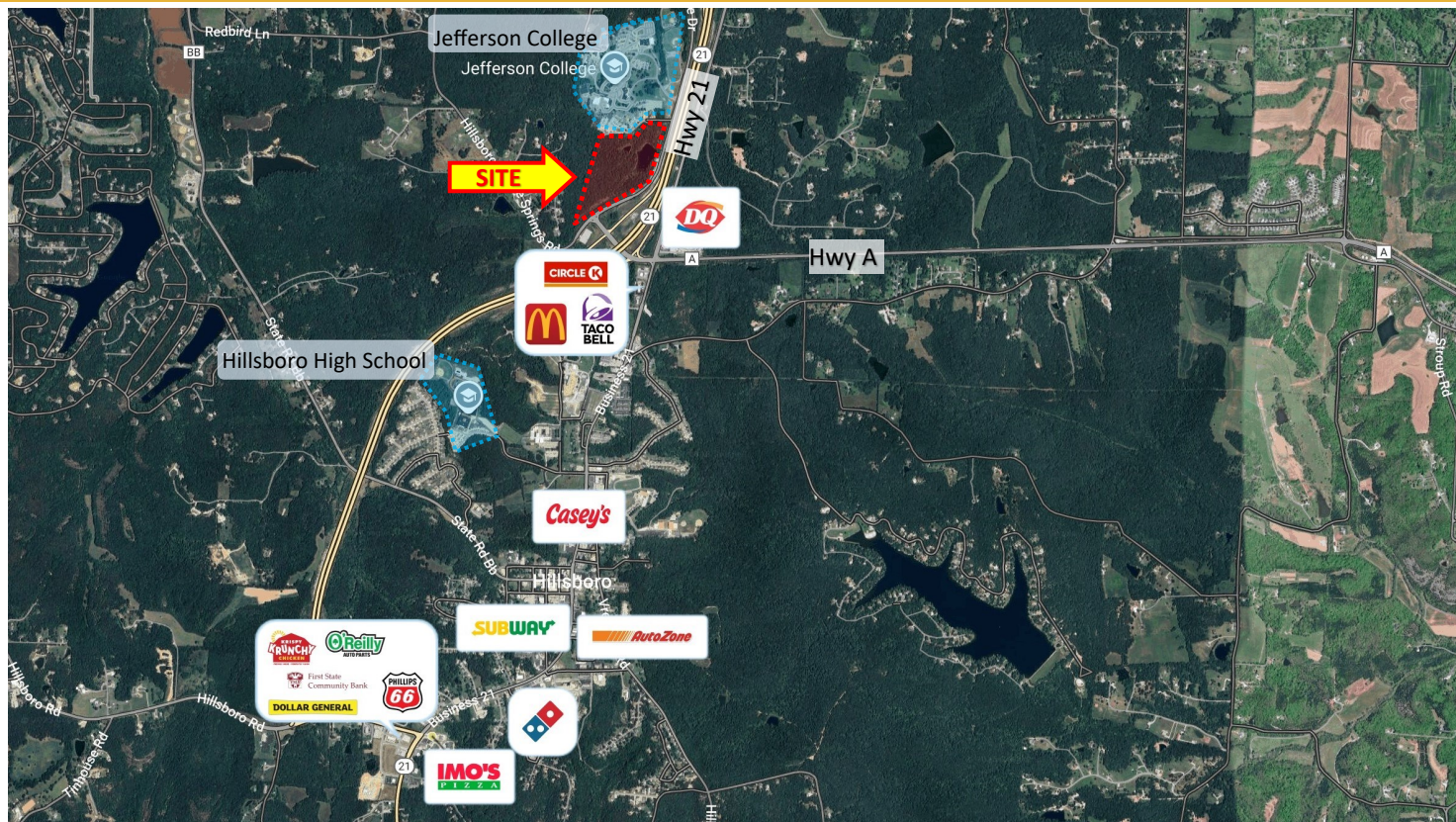
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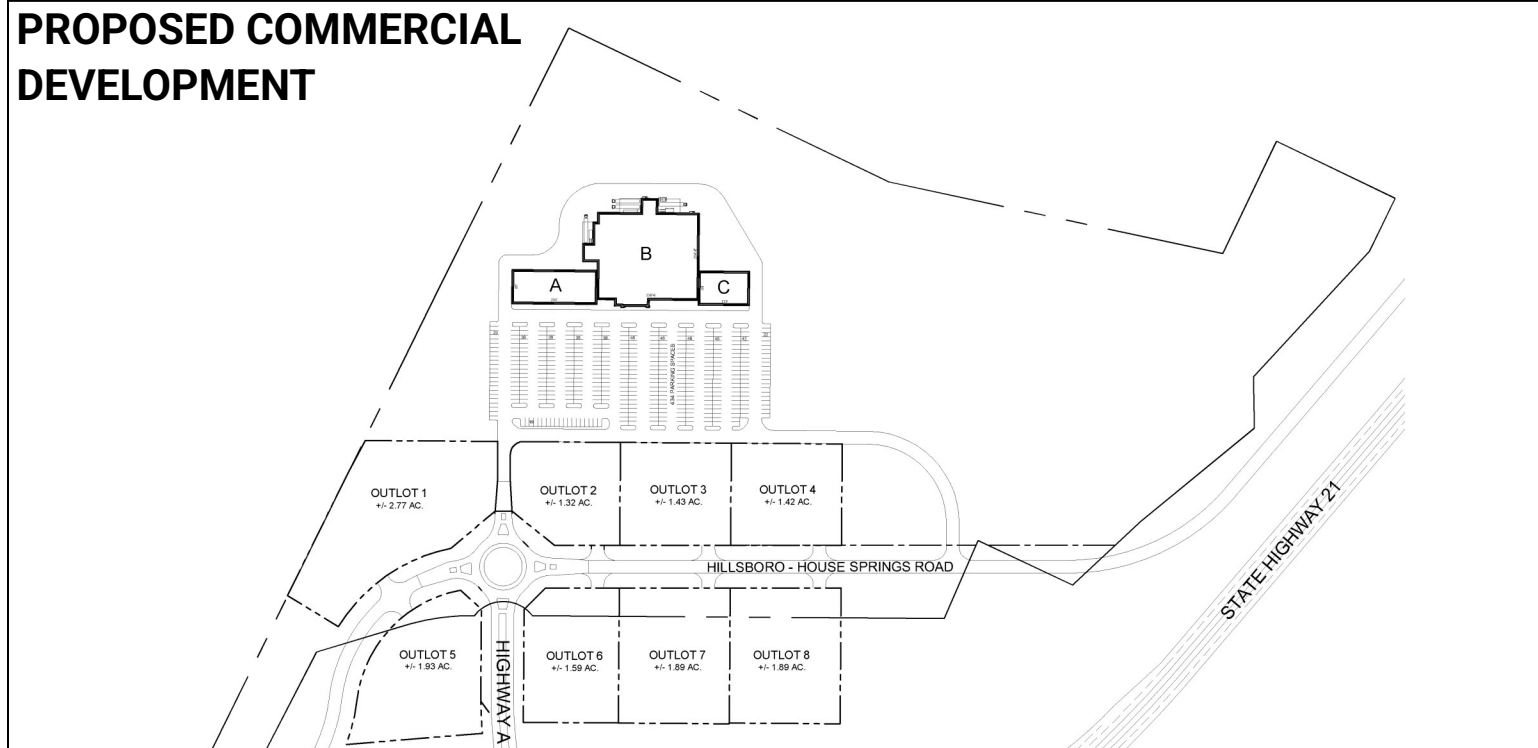


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PROPOSED COMMERCIAL DEVELOPMENT



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