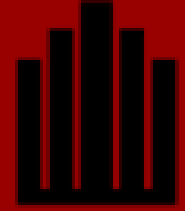


FOR SALE

2.4 Acres · Hi Crest St. · Hillsboro MO · 63050

FOR SALE: \$1,150,000.00

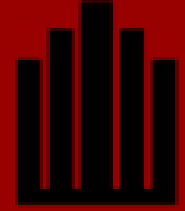




## PROPERTY HIGHLIGHTS

- Approximately 2.4 Acres
- ~200 feet of frontage along Business 21
- 35 mph speed limit along frontage
- 400' lot depth from frontage street
- Fire hydrant and utilities already on site
- Strong upside potential in growing Hillsboro market
- Easy access to major commuter routes
- Flexibility for development - parcels are currently zoned residential, but ability to rezone to commercial to match surrounding uses.



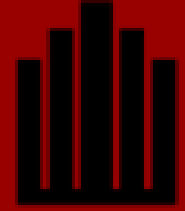


2.4 Acres · Hi Crest St. · Hillsboro MO · 63050



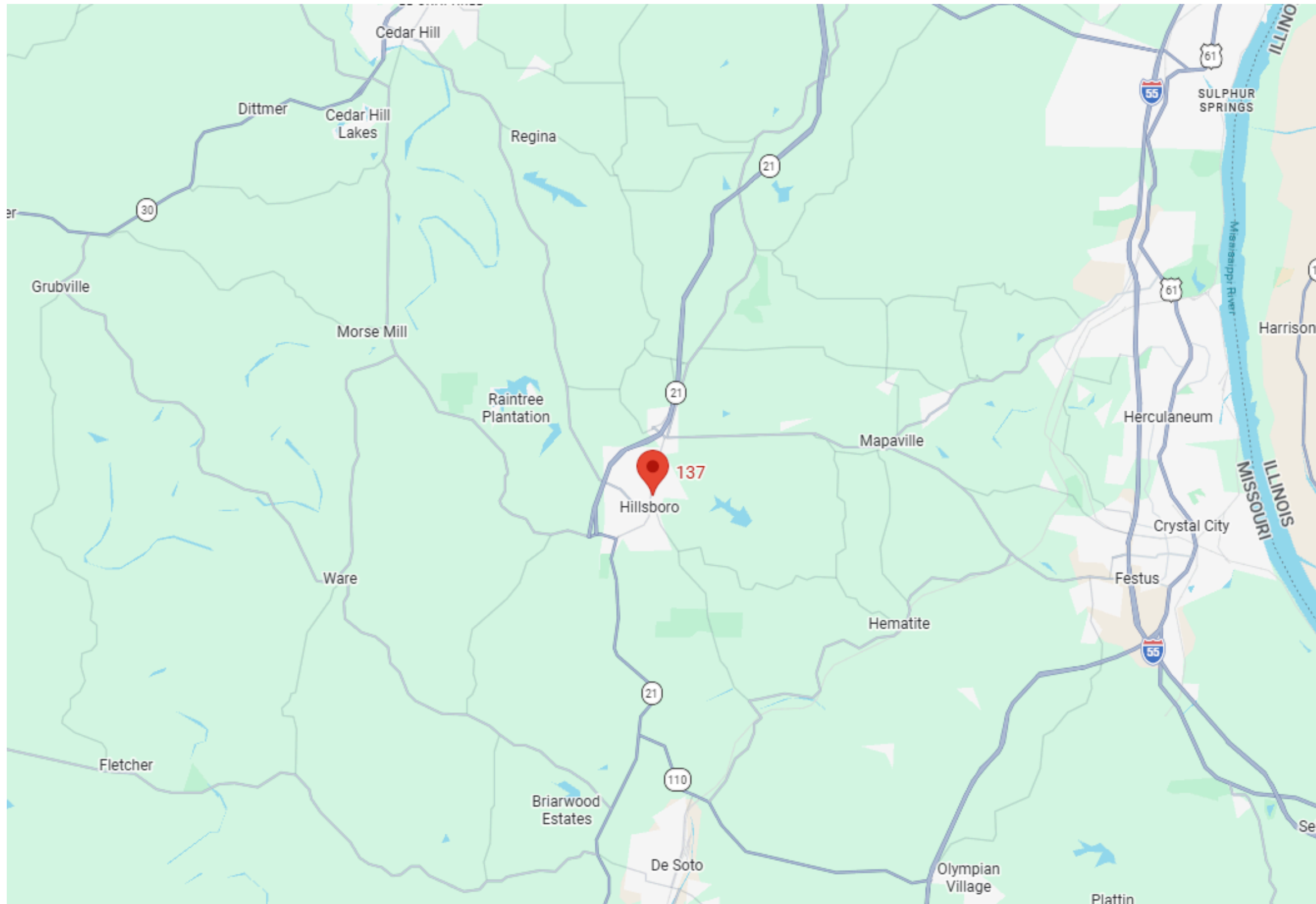
## HILLSBORO HIGHLIGHTS

- Median Household Income of \$85,194
- 92% population growth over the past 20 years demonstrating sustained growth momentum
- Fast moving Planning & Zoning board with the backing of a business friendly local government
- City recently completed a new water tower in this corridor in anticipation of planned residential growth with an emphasis on middle class and upper middle class families
- City internal data shows current daily traffic of over 12,000 vehicles on Business 21 which shows significant growth already occurring
- [More information available at this link](#)



2.4 Acres · Hi Crest St. · Hillsboro MO · 63050

## LOCATION



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