



PROPERTY HIGHLIGHTS

- +/- 2.91 acres of land on Woodlawn Dr, just off US-67
- Located just minutes away from Downtown Farmington and Leadington
- Many new developments happening within the submarket
- St. Francis County population 67,800+, with 620,000+ tourists visiting annually
- 3.5 miles from Farmington Crossing, 316,000 SF retail center currently under construction, located just off US-67

OFFERING SUMMARY

Sale Price:	Contact Broker For Details
Lot Size:	2.91 Acres



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

Property Type	Land
Property Address	1381 Woodlawn Dr Farmington, MO 63640
APN	09-50-15-00-000-0041.05
Lot Size	2.91 Acres
Number of Lots	1
Highway Accessibility	US-67 N
Square Footage	126,760 SF
Tax Increment Financing	Available, Contact Broker For Details

Salient Realty Group is pleased to offer **2.91 acres** of vacant land on Woodlawn Drive in Farmington, MO, near the future site of Farmington Crossings — a **316,000+ square-foot retail center** designed to serve Farmington and other counties across southeast Missouri. Target has confirmed plans for a new store at Highway 67 and Bray Road, approximately 128,000 square feet, alongside a Academy Sports + Outdoors location and Burlington.

Traffic on this stretch of Highway 67 runs an **estimated 27,000 vehicles per day**, and St. Francois County Commissioners have entered into an assurance agreement with Target to fund related improvements to Bray Road, reinforcing continued public investment in the corridor.

Vacant, unzoned, and ready for a buyer's vision this is a rare chance to secure land steps from one of the Parkland region's most significant retail developments in years.





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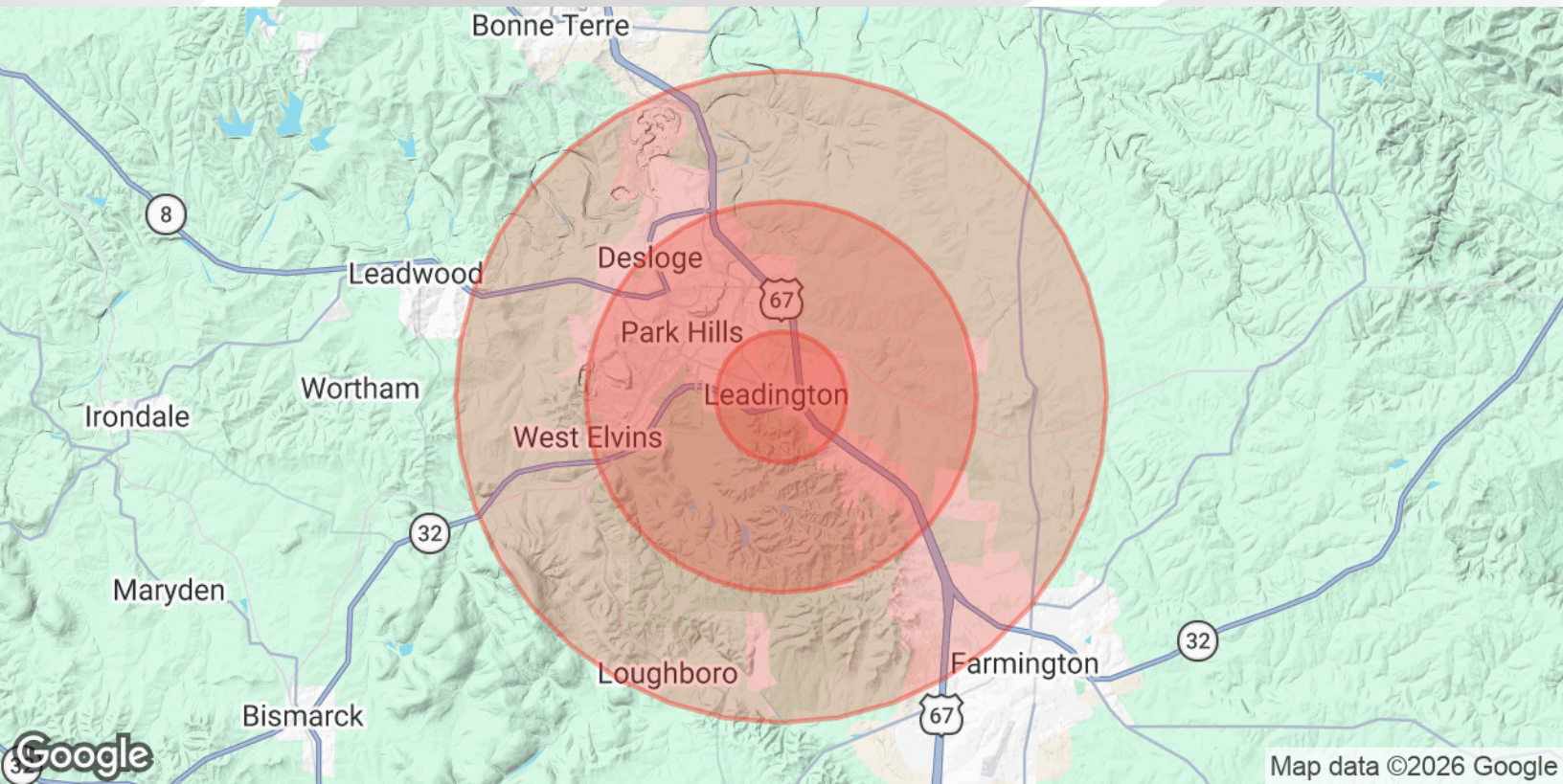
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	2,148	12,978	23,674
Average Age	35.6	36.0	38.1
Average Age (Male)	29.0	33.8	36.3
Average Age (Female)	41.6	40.0	41.8

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	879	5,014	9,383
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$65,703	\$71,410	\$72,465
Average House Value	\$208,774	\$153,457	\$166,006

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Matthew has always had a passion for commercial real estate. He started at Salient first as intern and then after graduating from the University of Arkansas and receiving his degree in Finance - Real Estate with a marketing minor, he accepted a full time position at the firm. From his time living in the area as well as his studies, he has vast knowledge of where and what clients are looking for. Matthew is looking forward to helping others see how great St. Louis can be.

EDUCATION

University of Arkansas - Sam Walton College of Business

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