

for
sale



hillsboro road
farmington, mo

57
acres

2.5 mi to
farmington
crossing

incredible
development
site

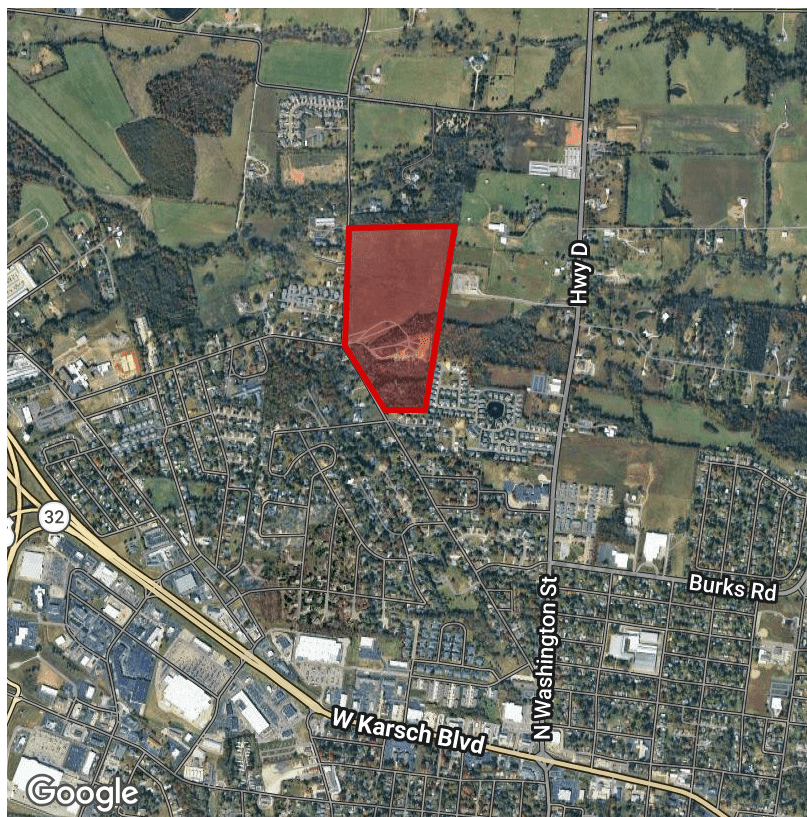


PROPERTY HIGHLIGHTS

- +/- 57 Acres Located off Hillsboro Rd
- Strong Residential Development Potential
- Surrounded by Established Residential Neighborhoods
- Approximately 2.5 miles from planned Farmington Crossings Development
- Convenient Access to U.S. Highway 67 and Route 32
- Close to Parkland Health Center
- Located within St. Francois County Market

OFFERING SUMMARY

Sale Price:	Contact Broker For Pricing
Lot Size:	57.86 Acres



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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 DETAILS & HIGHLIGHTS

57 ACRES ON HILLSBORO RD

Property Type	Land
APN	09-60-14-00-000-0009.00, 09-70-25-00-000-0019.00
Lot Size	57.86 Acres
Number of Lots	2

The approximately 57-acre assemblage, consisting of parcels 09-70-25-00-000-0019.00 and 09-70-25-00-000-0002.02, is located in the Farmington area of St. Francois County, Missouri. The property is situated within an established residential setting, with existing subdivisions nearby while maintaining a relatively open setting along portions of the site. Farmington serves as a regional commercial and employment center for St. Francois County and is positioned near U.S. Highway 67 and Missouri Route 32, the area's two primary transportation corridors. U.S. Highway 67 provides the primary north-south connection through St. Francois County, connecting Farmington with surrounding communities and providing access north toward the greater St. Louis region.

The property is also located approximately 2.5 miles from the planned Farmington Crossings development, a 316,064-square-foot open-air retail center at Highway 67 and Woodlawn Drive. The development represents a significant addition to the surrounding commercial area, with infrastructure and roadway improvements currently underway. The surrounding Farmington area already provides convenient access to grocery stores, restaurants, retail, medical services, and other commercial uses concentrated primarily along the Highway 67 and Highway 32 corridors. Farmington is also home to Parkland Health Center, along with schools and other community facilities located throughout the city. With approximately 57 contiguous acres, surrounding residential development, proximity to Farmington Crossings, and access to the area's primary roadway network, the property is well positioned within the broader Farmington market.



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SUBDIVISION RENDERING

57 ACRES ON HILLSBORO RD



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ADDITIONAL PHOTOS

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Subject Site
+/- 57 Acres



DOLLAR TREE



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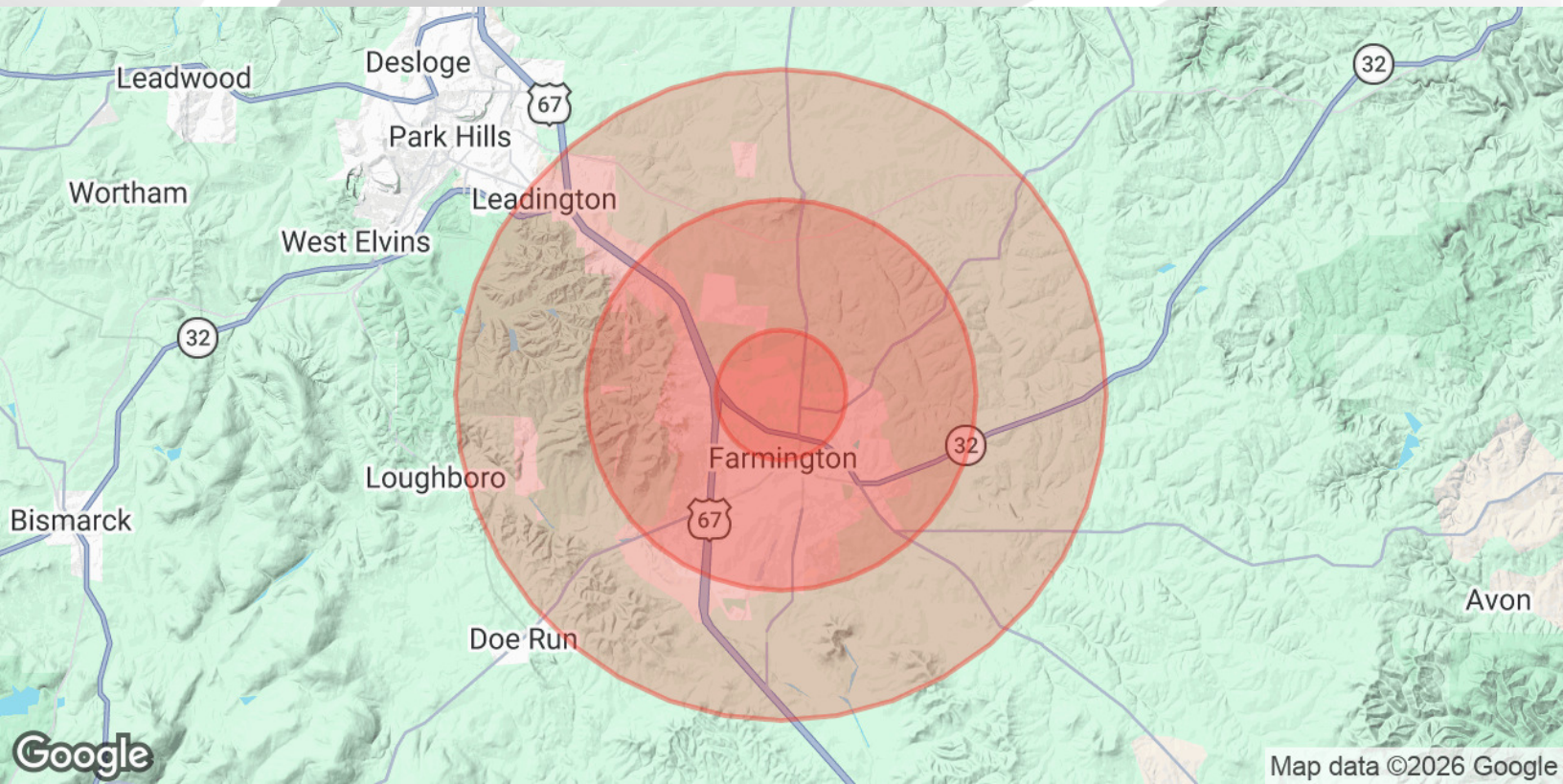
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	4,204	18,732	24,544
Average Age	38.4	38.4	39.3
Average Age (Male)	39.4	39.6	39.8
Average Age (Female)	39.6	39.6	40.9

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

Total Households	1,926	6,523	8,750
# of Persons per HH	2.2	2.9	2.8
Average HH Income	\$64,903	\$70,737	\$73,135
Average House Value	\$200,223	\$202,537	\$208,450

2023 American Community Survey (ACS)



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