

# HIGHWAY 50 & PROGRESS WAY PARKWAY



**LAND FOR SALE - 4.4 ACRES ACROSS FROM WALMART SUPERCENTER  
HIGHWAY 50 & PROGRESS WAY PARKWAY . UNION . MISSOURI**

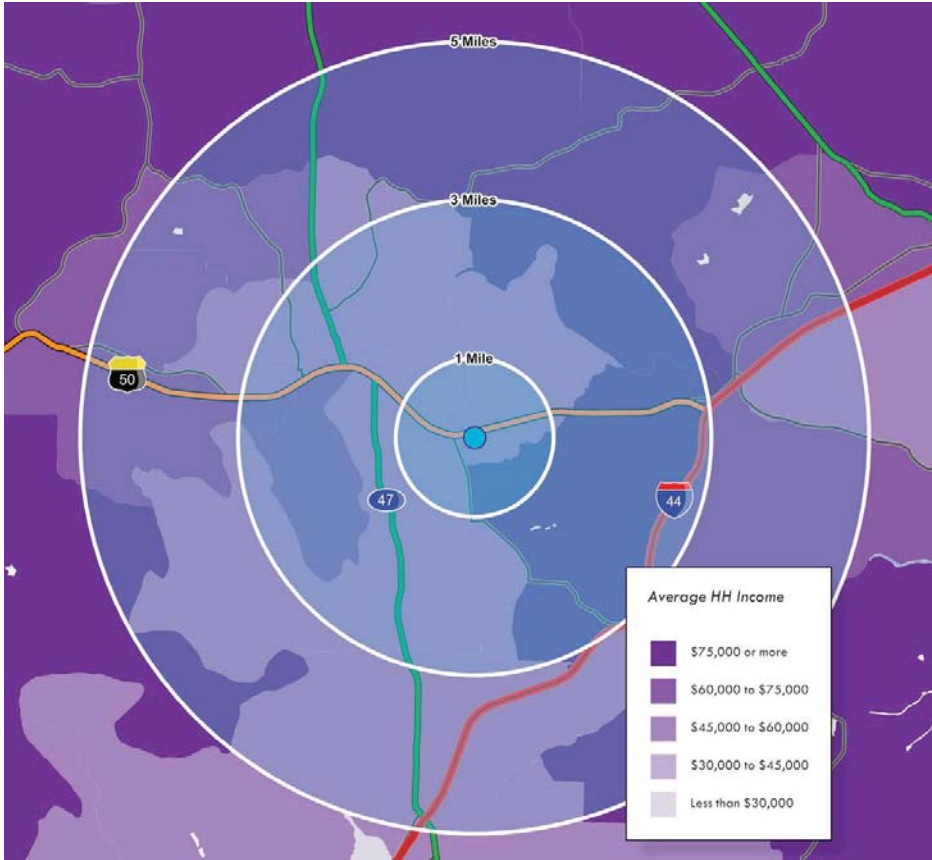
4.40 ACRES FOR SALE AT HEAVILY TRAVELED UNION, MISSOURI INTERSECTION, ADJACENT TO COLLEGE.



**L<sup>3</sup> CORPORATION**  
COMMERCIAL REAL ESTATE

211 N. LINDBERGH BLVD . SUITE 100  
SAINT LOUIS . MISSOURI . 63141  
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# MARKET OVERVIEW

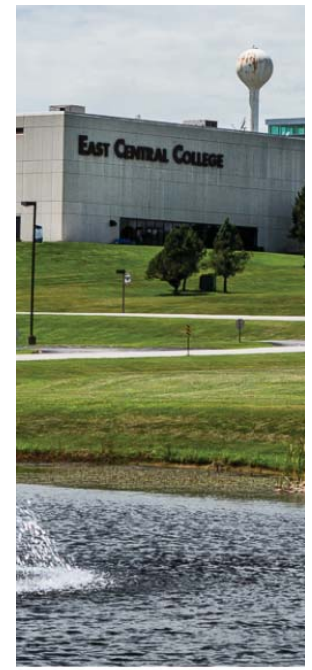


The City of Union is located among gentle hills in the east central portion of Missouri and was named the “Best Home Town in Missouri” two years in a row based on a study conducted by ePODUNK.com. Established in 1825 as the County Seat, Union enjoys a diverse landscape that includes new commercial and industrial developments and growing subdivisions mixed with rolling hills, farmer’s fields and forest groves. During the last 20 years, this once sleepy farmers’ town in eastern Missouri has been steadily transforming itself into a strong bedroom community and an industrial hub for the region. Union has a growing population of over 10,000 residents, more than 350 businesses, and is home to East Central College. East Central College was founded in 1968 to serve the educational needs of people in east central Missouri. Today, this two-year college serves over 4,000 students annually.

Because the City of Union is located in the heart of growing Franklin County, the largest geographic area in the St. Louis region, there are continuous opportunities for residential, commercial, and industrial development in the area. New subdivisions, shopping centers, and companies are appearing in the community, thanks to available land and Union’s close proximity to I-44.

With a progressive future just beginning to unfold, Union, Missouri definitely offers “Small Town Charm with Big City Opportunities!”

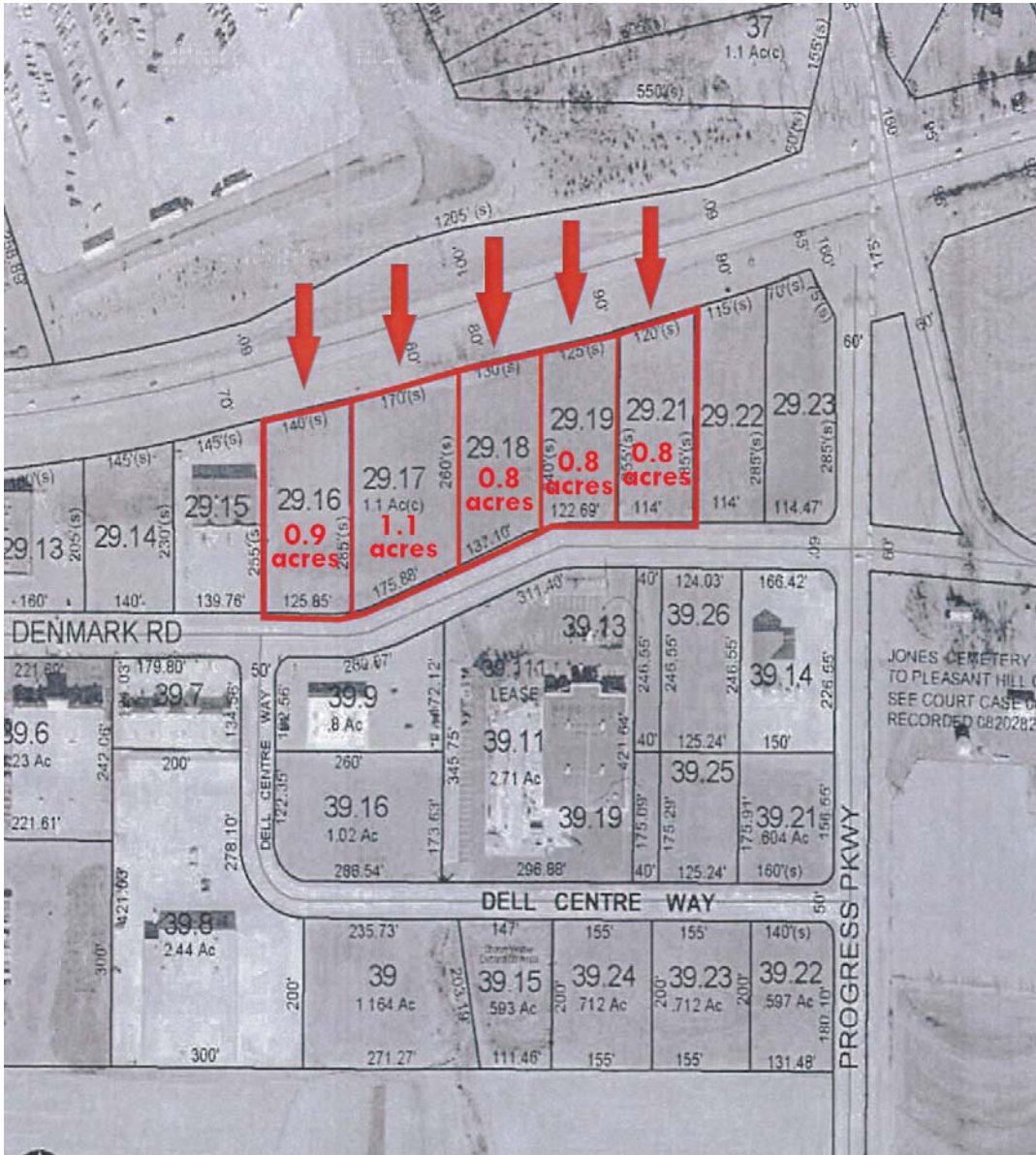
POPULATION		<u>1 MILE</u> 1,872	<u>3 MILES</u> 10,505	<u>5 MILES</u> 19,410
HOUSEHOLDS		<u>1 MILE</u> 717	<u>3 MILES</u> 4,077	<u>5 MILES</u> 7,526
AVG HH INCOME		<u>1 MILE</u> \$60,454	<u>3 MILES</u> \$62,790	<u>5 MILES</u> \$63,878



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# S I T E P L A N



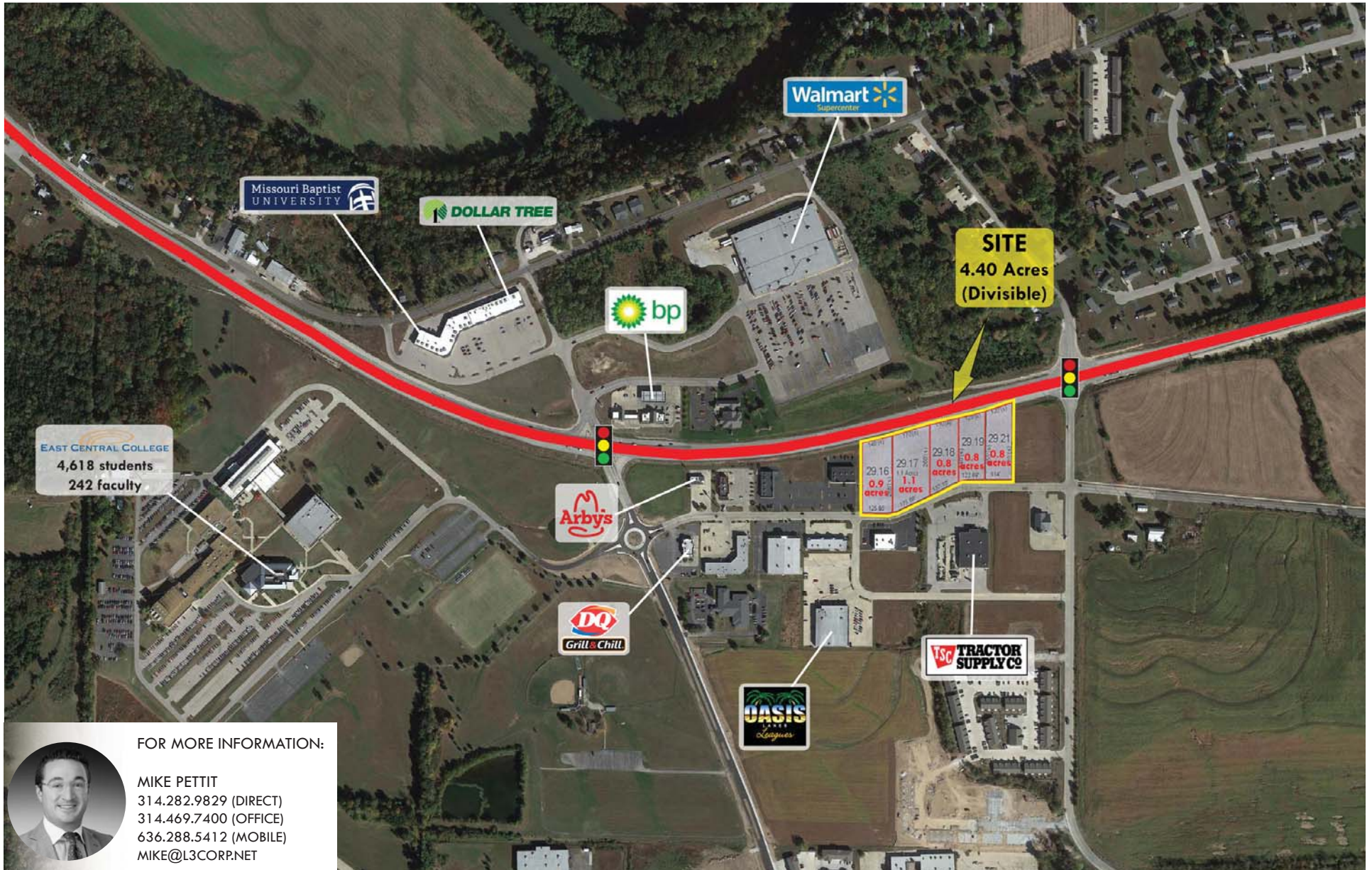
- 4.40 ACRES FOR SALE DIRECTLY ACROSS FROM WALMART SUPERCENTER
- ACCESS TO SIGNALIZED LIGHT SHARED WITH WALMART
- 19,441 VEHICLES PER DAY DIRECTLY IN FRONT OF SITE
- SITE IS WELL-POSITIONED AT A BEND IN HIGHWAY 50
- UNION IS THE COUNTY SEAT OF FRANKLIN COUNTY



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# A E R I A L



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