



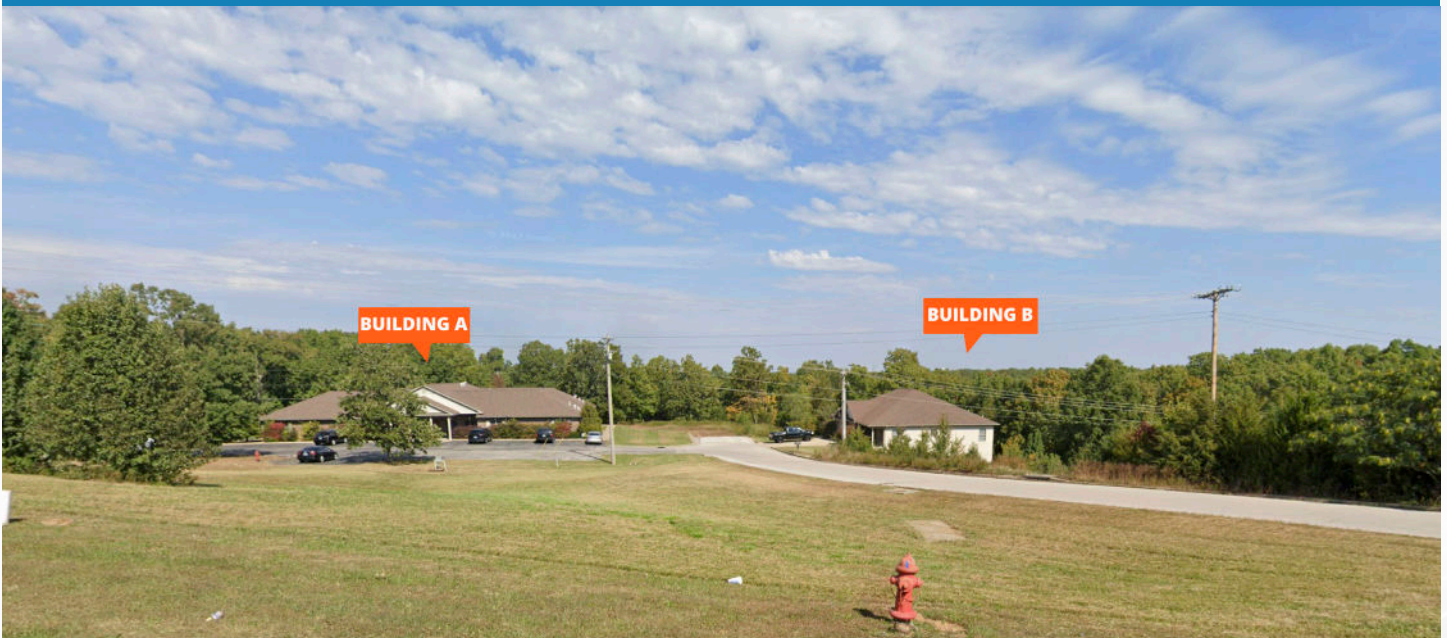
121 Primrose Ln, St. Roberts, MO 65584

ASKING PRICE **\$1,500,000**

Two Buildings **For Sale**

- ☰ Highly visible from Highway 44
- ☰ 10 Minute Drive from the Fort Leonard Wood
- ☰ Incredible views
- ☰ 90% Leased. Financials available upon request.

121 Primrose Ln, St. Roberts, MO 65584



Property Description

Welcome to 121 Primrose Ln, a beautiful 4.3 acre site with, two buildings located in the growing St. Robert market. Zoned for commercial or residential usage, you get the best of both worlds! Great natural light & and excellent landscaping. This property has been meticulous maintained and operated. Join this growing demographic!



Building A

Built in 2009, this 11,500 sqft building has a total of 16, 1 bed and 1 bath units. Beautiful open common areas including a full kitchen with a hood, multi-purpose room, offices, quiet rooms, and living rooms. The property boost 4 patio areas with a backyard Gazebo.

Building B

This 3,200 sqft building is split level duplexes each with 3 beds and 3 bed. Beautiful large living areas and an outdoor patio and 1 ½ car garages.



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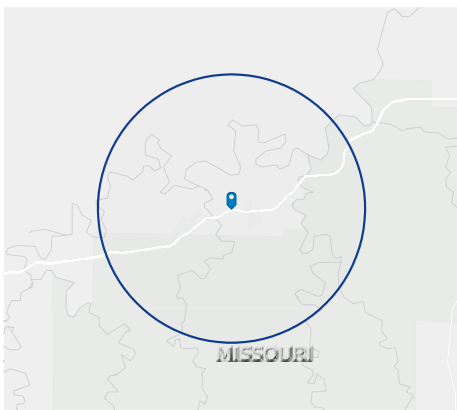
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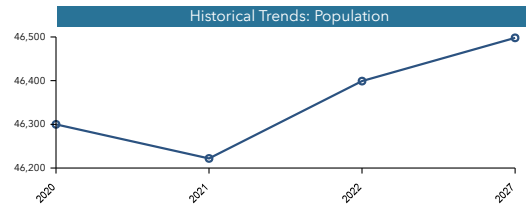
POPULATION TRENDS AND KEY INDICATORS

121 Primrose Ln, Saint Robert, Missouri, 65584 2
Ring of 10 miles

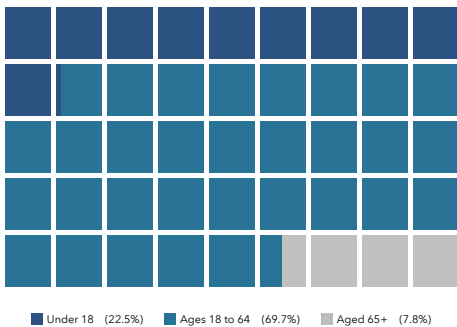
46,399	13,851	2.62	26.9	\$62,488	\$184,903	49	162	62
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS







	
\$8,332	15.6%
Avg Spent on Mortgage & Basics	Percent of Income for Mortgage

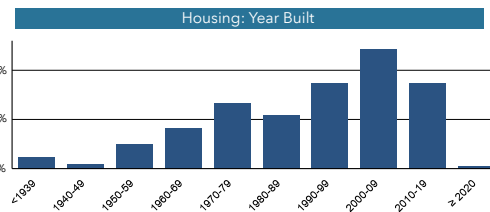
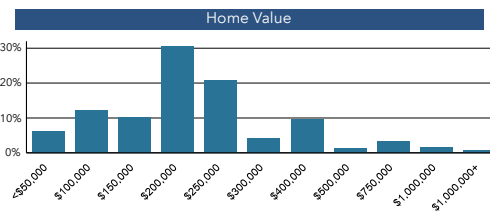


POPULATION BY AGE



POPULATION BY GENERATION

		
2.3%	10.6%	13.8%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
		
30.1%	35.0%	8.2%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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COMMUNITY PROFILE

121 Primrose Ln, Saint Robert, Missouri, 65584 2
Ring of 10 miles

46,399	0.11%	2.62	61.5	26.9	\$62,488	\$184,903	\$56,226	22.5%	69.7%	7.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.7%
Services



24.5%
Blue Collar



57.7%
White Collar



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