

2310 technology dr o fallon mo 63368

2310 Technology Dr, O'Fallon, MO 63368: A Comprehensive Overview

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Understanding the Significance of 2310 Technology Dr, O'Fallon, MO 63368

The address 2310 Technology Dr, O'Fallon, MO 63368 represents a significant piece of commercial real estate within the rapidly growing O'Fallon, Missouri market. Its relevance extends beyond its physical location, encompassing several factors impacting the broader economic and developmental landscape of the area. This article delves into the specifics of this address, analyzing its importance in the context of its surroundings, its potential, and its contribution to the overall economic vitality of O'Fallon.

Location and Context: 2310 Technology Dr within O'Fallon, MO

O'Fallon, Missouri, situated in St. Charles County, has experienced phenomenal growth in recent years. This growth is largely attributed to its strategic location, offering easy access to major highways (Interstates 70 and 64) and proximity to St. Louis Lambert International Airport. This accessibility has attracted numerous businesses, particularly in the

technology and logistics sectors. The address, 2310 Technology Drive, is strategically positioned within this thriving business environment, benefiting from the area's overall economic momentum. The surrounding area likely boasts modern infrastructure, including reliable utilities, advanced telecommunications, and potentially ample parking, further enhancing the desirability of the property located at 2310 Technology Dr o fallon mo 63368.

Property Type and Potential Uses of 2310 Technology Dr o fallon mo 63368

The exact nature of the property at 2310 Technology Dr o fallon mo 63368 would require further investigation, including property records and potentially on-site assessment. However, based on the address and the prevalent development in the area, it is highly likely that the property is a commercial building, potentially encompassing office space, warehouse facilities, or a combination thereof. The potential uses depend on the building's size, configuration, and amenities. Given O'Fallon's growth in technology and logistics, the property could be particularly suitable for tech companies, data centers, distribution centers, or light manufacturing facilities. The address's location within a technology-oriented development suggests a high likelihood of suitability for businesses operating within this sector. Understanding the specific characteristics of the building at 2310 Technology Dr o fallon mo 63368 is crucial for assessing its market value and potential for future development.

Economic Impact and Community Development

The commercial activity at 2310 Technology Dr, O'Fallon, MO 63368 contributes to the overall economic vibrancy of O'Fallon and the surrounding area. The businesses operating at this location generate employment opportunities, increase tax revenue for local government, and stimulate further development within the community. The success of businesses situated at 2310 Technology Dr likely translates into positive externalities, such as increased demand for local services and amenities, fostering a self-sustaining growth cycle. Analyzing the economic impact requires access to data on employment figures, business revenue, and tax contributions associated with the property. This information can provide a more nuanced understanding of the address's contribution to the local economy.

Future Prospects and Market Trends

The future prospects of 2310 Technology Dr o fallon mo 63368 are closely tied to the continued growth of O'Fallon and the broader St. Louis metropolitan area. The strong economy, favorable demographics, and strategic location of O'Fallon suggest a positive outlook for the property. However, factors such as economic downturns, changes in market demand, and competition from other commercial developments could influence the future value and utilization of the address. Monitoring market trends in the commercial real estate sector,

particularly within O'Fallon and its surrounding areas, is essential for accurately forecasting the long-term prospects of 2310 Technology Dr.

Conclusion

2310 Technology Dr, O'Fallon, MO 63368 represents a significant piece of commercial real estate within a thriving economic environment. Its strategic location, potential for various uses, and contribution to local economic development make it a noteworthy address within the O'Fallon, Missouri market. Understanding the specific characteristics of the property and monitoring market trends are crucial for assessing its present value and predicting its future potential. Further research, including property records and market analysis, would provide a more comprehensive understanding of this address and its role within the broader context of the O'Fallon community.

FAQs

1. What type of businesses are likely located at 2310 Technology Dr? Given the address and O'Fallon's growth in technology and logistics, businesses in those sectors are most probable. This could include tech companies, data centers, or distribution centers.
1. What is the estimated value of the property at 2310 Technology Dr? This requires a professional appraisal, taking into account factors such as building size, condition, and market conditions.
1. Is the property currently occupied? This information would need to be obtained through public records or real estate databases.
1. What are the transportation options available near 2310 Technology Dr? Easy access to major highways (I-70 and I-64) and proximity to St. Louis Lambert International Airport are key transportation advantages.
1. What is the local tax rate for properties in this area? This can be found through the St. Charles County Assessor's office.

1. What is the zoning classification for 2310 Technology Dr? Zoning information is typically available through the O'Fallon city government's website.
1. Are there any environmental concerns associated with the property? Environmental reports and assessments might be available through the county or state environmental agencies.
1. What is the surrounding infrastructure like (utilities, internet access)? Modern infrastructure is expected given O'Fallon's growth; specifics require further local investigation.
1. Are there any planned developments nearby that could affect the property's value? This information can be obtained from O'Fallon's city planning department and real estate market analyses.

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