

# For Sale

2054 Country Club Rd. St. Charles, MO 63303



## Sports Complex/Special Use Space for Sale

- Gym Completed 2023
- Additional Developable Land
- 3 ±AC
- Centrally Located
- Ample Parking

**Sale Price • \$2,600,000.**



**GUNDAKER**  
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Information contained herein is not warranted and is subject to change without notice. We Assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends the purchaser/lease conduct an independent investigation

# Property Overview

**Type: Sports/Event Space**  
**2054 Country Club Rd**  
**St.Charles, MO 63303**

## SALE INFORMATION

**For Sale** Yes  
**Sale Price** \$2,600,000.  
**Sale Price/SF**  
**Cap Rate**  
**GRM**  
**NOI**

## LEASE INFORMATION

**For Lease** NO  
**Lease Rate**  
**Lease Type**  
**Net Charges**  
**CAM Charges**  
**Lease Term**

## SQUARE FOOTAGE

**Building Total:** ±13,000sf  
**Total Available:** ±13,000sf  
**Direct Lease:** -0-  
**Sublease:** -0-  
**Office:** -0-  
**Warehouse:** -0-  
**Min Divisible:** -0-  
**Max Contiguous:** ±9,500sf

## LAND INFORMATION

**Acres:** ±3.0  
**Frontage:** ±105ft  
**Depth:** ±530ft

## PROPERTY INFORMATION

**Parcel Number:** T220900005  
**County:** St. Charles  
**Zoning** C1E  
**Zoning Authority:** St. Charles  
**Property Tax:** \$  
**Tax Year:** 2023  
**Prior Use:** Sports/Event Center  
**Parking:** Surface (20+)  
**Signage:** On Building  
**Surface Type:** Asphalt/Gravel  
**Industrial Park:** NO  
**Enterprise Zone**  
**Foreign Trade Zone**  
**Traffic Count:**  
**Survey:** Yes  
**Environmental:** No  
**Archaeological:** No  
**Telecom: Provider**  
**Water: Provider** Public  
**Sewer: Provider** Public  
**Gas: Provider** Spire  
**Electric Provider** Ameren Missouri  
**AMPS:** 200 amp **Phase:**  
**Low Volts: High Volts:**

## TRANSPORTATION

**Interstate** 1 Miles  
**Rail:** N/A  
**Barge:** N/A  
**Airport:** N/A

## STRUCTURAL DATA

**Year Built:** 1963  
**Number of Buildings:** 2  
**Clearance Min:**  
**Clearance Max:**  
**Roof:**  
**Style:**  
**Rehab Year:** 2023  
**Bay Spacing:**  
**Exterior:**  
**Floors**  
**Floor Types**  
**Floor Thickness**  
**Floor Drains**  
**Truck Dock: Size:**  
**Dock Levelers: Capacity:**  
**Drive-In Doors: Size:**  
**Box Van Doors;**  
**Overhead Crane: Size:**  
**Elevators:**  
**Heating:** Electric  
**Cooling:** Electric/Central  
**Insulated:**  
**Sprinklers:** No  
**Type:**  
**Ventilation:**  
**Lighting:**  
**Skylights:**  
**Compressed Air:**  
**Restrooms:** Several



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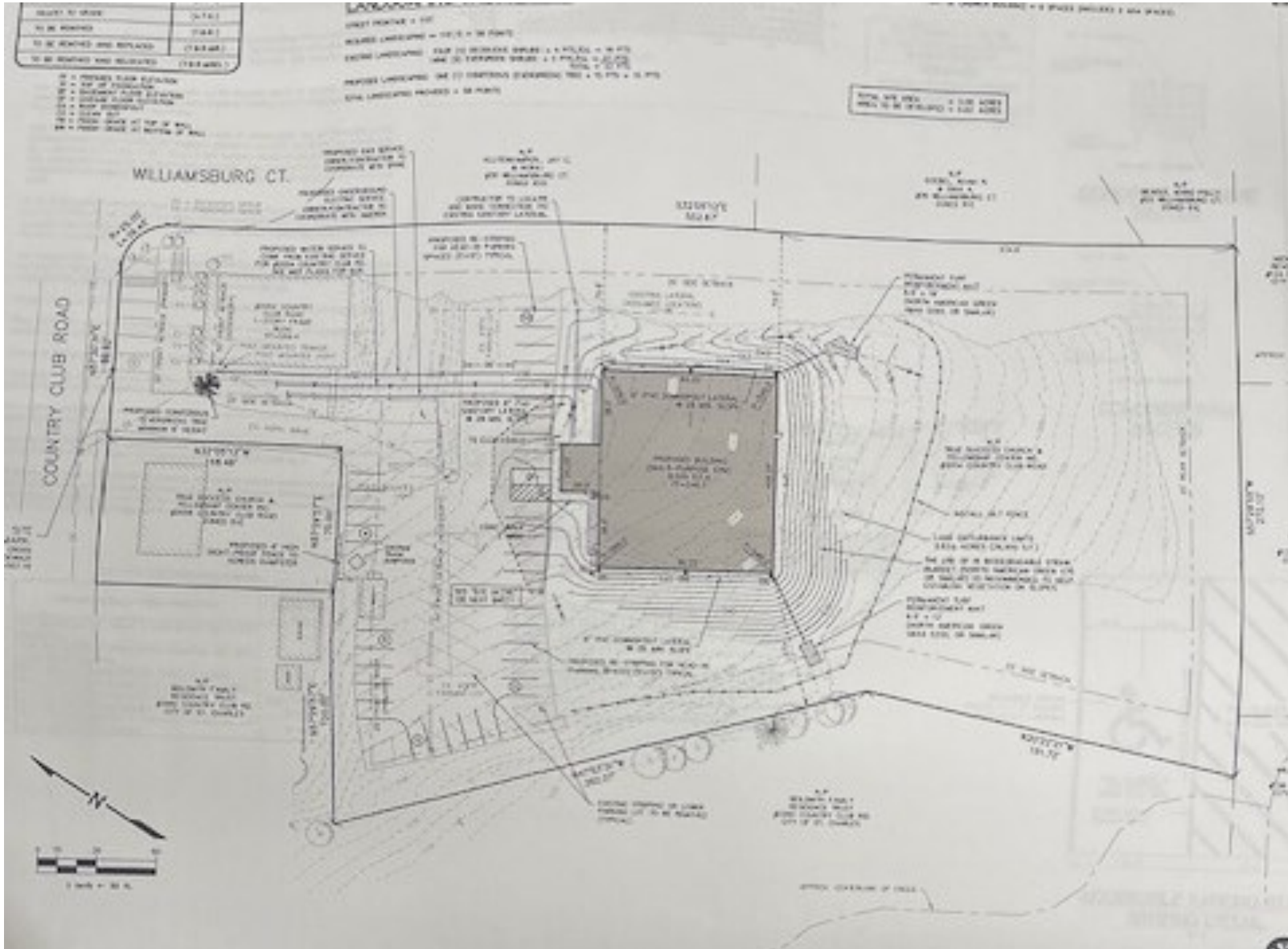
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# Area Overview



**St. Charles County** is located in the central eastern part of the State of Missouri. It is Missouri's third-most populous county. Its county seat is St. Charles. The county was organized October 1, 1812. St. Charles County is part of the St. Louis, MO-IL Metropolitan Statistical Area and contains many of the city's northwestern suburbs. The wealthiest county in Missouri, St. Charles County is one of the nation's fastest-growing counties. According to the U.S. Census Bureau, the county has a total area of 593 square miles (1,540 km<sup>2</sup>), of which 560 square miles (1,500 km<sup>2</sup>) is land and 32 square miles (83 km<sup>2</sup>) (5.4%) is water.

As of 2020, there were 405,262 people and 150,668 households residing in the county. The population density was 643 inhabitants per square mile. There were 161,144 housing units. There were 101,663 households, out of which 40.50% had children under the age of 18 living with them, The average household size was 2.76 and the average family size was 3.18. The median income for a household in the county was \$71,458, and the median income for a family was \$64,415. St. Charles County has had one of the fastest-growing populations in the state for many decades. The county sits at a cross-section of industry, as well as extensive retail and some agriculture. With the Missouri River on the south and east and the Mississippi River on the north, the county is bisected east to west by Interstate 70. After St. Charles Airport closed in 2010, the county has one remaining small airport, St. Charles County Smartt Airport. St. Charles County includes a part of the Augusta AVA, an area of vineyards and wineries designated by the federal government in 1980 as the first American Viticultural Area. The county's rural outer edge along the south-facing bluffs above the Missouri River, is also part of the broader Missouri Rhineland