

PORT CHARLES HARBOR

SAINT CHARLES, MO



OFFERING MEMORANDUM

**Port Charles
Harbor**

PRESENTED BY:

Listing Broker
Jennifer Stein Real Estate, Inc.
Jennifer Stein, Broker
MO Lic. No. 2021040455
jstein@jenniferstein-realestate.com
(213) 446-5366

Out of State Cooperating Broker Associate
National Marina Sales
Rick Roughen
FL Lic. No. BK 706569
rick@roughen.net
(954) 298-7703

Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
INSIGHTS TO PORT CHARLES HARBOR	5
FULL SVC MARINA ON THE GREAT LOOP	6
DRY RACKS, OFFICE, SERVICE BUILDINGS	7
NEW RACK STORAGE BLDG (2025)	8
COVERED DOCKS FOR VESSELS UP TO 60'	9
DOCKS FOR PWCS AND SMALLER BOATS	10
FUEL DOCK	11
CONVENIENT PUBLIC RAMP	12
TOWBOATU.S. AT PORT CHARLES	13
SMALL RV PARK ON THE RIVER	14
IMPRESSIVE SHIPS STORE AND OFFICES	15
COMPANY-OWNED 100' WORK BARGE	16
REGIONAL MAP	17
LOCATION MAP	18
AERIAL MAP	19
DEMOGRAPHICS	20
DEMOGRAPHICS MAP & REPORT	21

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Jennifer Stein/Jennifer Stein Real Estate Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Jennifer Stein/Jennifer Stein Real Estate Inc. nor its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Jennifer Stein/Jennifer Stein Real Estate Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Jennifer Stein/Jennifer Stein Real Estate Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Jennifer Stein/Jennifer Stein Real Estate Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jennifer Stein/Jennifer Stein Real Estate Inc. in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

Listing Broker
Jennifer Stein Real Estate, Inc.
Jennifer Stein, Broker
MO Lic. No. 2021040455
jstein@jenniferstein-realestate.com
(213) 446-5366

Out of State Cooperating Broker Associate
National Marina Sales
Rick Roughen
FL Lic. No. BK 706569
rick@roughen.net
(954) 298-7703

**Jennifer Stein
Real Estate, Inc.**

PORT CHARLES HARBOR

PROPERTY INFORMATION

1

PROPERTY SUMMARY

INSIGHTS TO PORT CHARLES HARBOR

FULL SVC MARINA ON THE GREAT LOOP

DRY RACKS, OFFICE, SERVICE BUILDINGS

NEW RACK STORAGE BLDG (2025)

COVERED DOCKS FOR VESSELS UP TO 60'

DOCKS FOR PWCS AND SMALLER BOATS

FUEL DOCK

CONVENIENT PUBLIC RAMP

TOWBOATU.S. AT PORT CHARLES

SMALL RV PARK ON THE RIVER

IMPRESSIVE SHIPS STORE AND OFFICES

COMPANY-OWNED 100' WORK BARGE

REGIONAL MAP

LOCATION MAP

AERIAL MAP

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 99 Covered Wet Slips Up to 60'
- Approx. 10-15 Uncovered Wet Slips Tie-ups
- 95+ Boat/Trailer Storage on Land
- 92 Brand New Dry Storage Racks (up to 34')
- ValvTect Treated Diesel and Gas - Both are Above-Ground Contained, Double -Walled Tanks
- High Speed Starlink Wifi for Entire Property
- Highly Qualified Service and Full Parts Department
- Newly Dredged Basin Where Additional Docks Can Be Added
- Quaint RV Park Located Along the Riverfront
- Two Travelift Units on Site: 70-BFM (Largest in the Entire Area) and a 60-Ton Unit - Both in Excellent Condition
- The Marina Offers 2 Courtesy Cars For Customer Use
- 24-Hour Laundry
- 24-Hour Lounge - Remodeled Restrooms & Showers
- Gated Entrance with Security Codes

OFFERING SUMMARY

Sale Price:	\$7,000,000
Approx Lot Size:	958,320 SF
Approx Acreage:	22+

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	21,282	359,430	764,616
Total Population	51,412	883,060	1,842,381
Average HH Income	\$100,688	\$103,508	\$110,409

Jennifer Stein
Real Estate, Inc.

INSIGHTS TO PORT CHARLES HARBOR



Jennifer Stein
Real Estate, Inc.

HISTORY AND CURRENT OPERATIONS

Port Charles Harbor is a full-service marina located on the Mississippi River in St. Charles, Missouri, nestled along Mile Marker 221.5 in the Upper Mississippi River. It serves both local boaters and transient river travelers, providing docking, dry storage, repair, and RV lodging amenities in a scenic and functional river-front setting.

From its modest beginnings to its present status, Port Charles Harbor in St. Charles, Missouri, has evolved into a noteworthy hub for river-based recreation and river cruising. The marina traces its origins all the way back to 1928. Over time, it has grown not only in infrastructure but in reputation. Over the decades, Port Charles Harbor developed its amenities in response to both local demand and the needs of transient cruisers.

Its service offerings are comprehensive: full repair and restoration (including hull and woodwork), parts service, winterizing, and more. The harbor also supports campers and RVs, providing riverfront sites with utilities, and features a ship's store, courtesy car, and on-water towing or fuel delivery. Many boaters emphasize the staff's helpfulness, prompt response in emergencies, and willingness to handle unexpected repair needs. Port Charles Harbor's history, facilities, and strategic positioning make it a standout among marinas in the St. Charles /Upper Mississippi River region.

Starting from nearly a century of family operation, to its current ownership, the harbor has matured into a full-service marina catering not only to local boaters but to transients and long-distance cruisers alike. Against the backdrop of other marinas in the area, Port Charles offers a deeper level of service and restoration capability, while maintaining the welcoming attitude and local connection that many marinas lose when they scale up.

One of the key strengths of Port Charles Harbor is the breadth of its amenities. For boats, there are covered wet slips that accommodate vessels between 26 and 60 feet, full utility connections (electric and water), high-speed Wifi, and haul-out / lift services. There are also brand new dry storage racks, traveler-friendly transient slips, and even sites for RVs. On days when slip holders or visitors need provisions, the harbor offers fuel docks with diesel and gasoline, a ship's store, clean restrooms, showers, and laundry facilities.

Another strong aspect of Port Charles Harbor is its repair and maintenance services. Certified technicians work with major marine engine brands such as Mercury, Volvo, Crusader, and Westerbeke. The facility is capable of hull painting, bottom work, fiberglass and wood refinishing, restoration, and full parts service. The presence of a 60-ton travel lift and a 70-ton lift allow for significant haul-out and dry-dock work.

Port Charles Harbor is an exemplary marina for those navigating the Upper Mississippi River waters, combining solid amenities, competent service, and a quiet, riverfront atmosphere. For both locals and cruisers, it offers a reliable haven for docking, repair, and respite. Its strengths lie in its maritime-focus: skilled staff, good facilities, and an emphasis on safety and comfort for boaters.

FULL-SERVICE MARINA ON THE GREAT LOOP



Jennifer Stein
Real Estate, Inc.

DRY RACKS, OFFICE, SERVICE BUILDINGS



Jennifer Stein
Real Estate, Inc.

NEW DRY RACK STORAGE BUILDING (2025)



Jennifer Stein
Real Estate, Inc.

COVERED DOCKS FOR VESSELS UP TO 60'



Jennifer Stein
Real Estate, Inc.

DOCKS FOR PWCS AND SMALLER BOATS



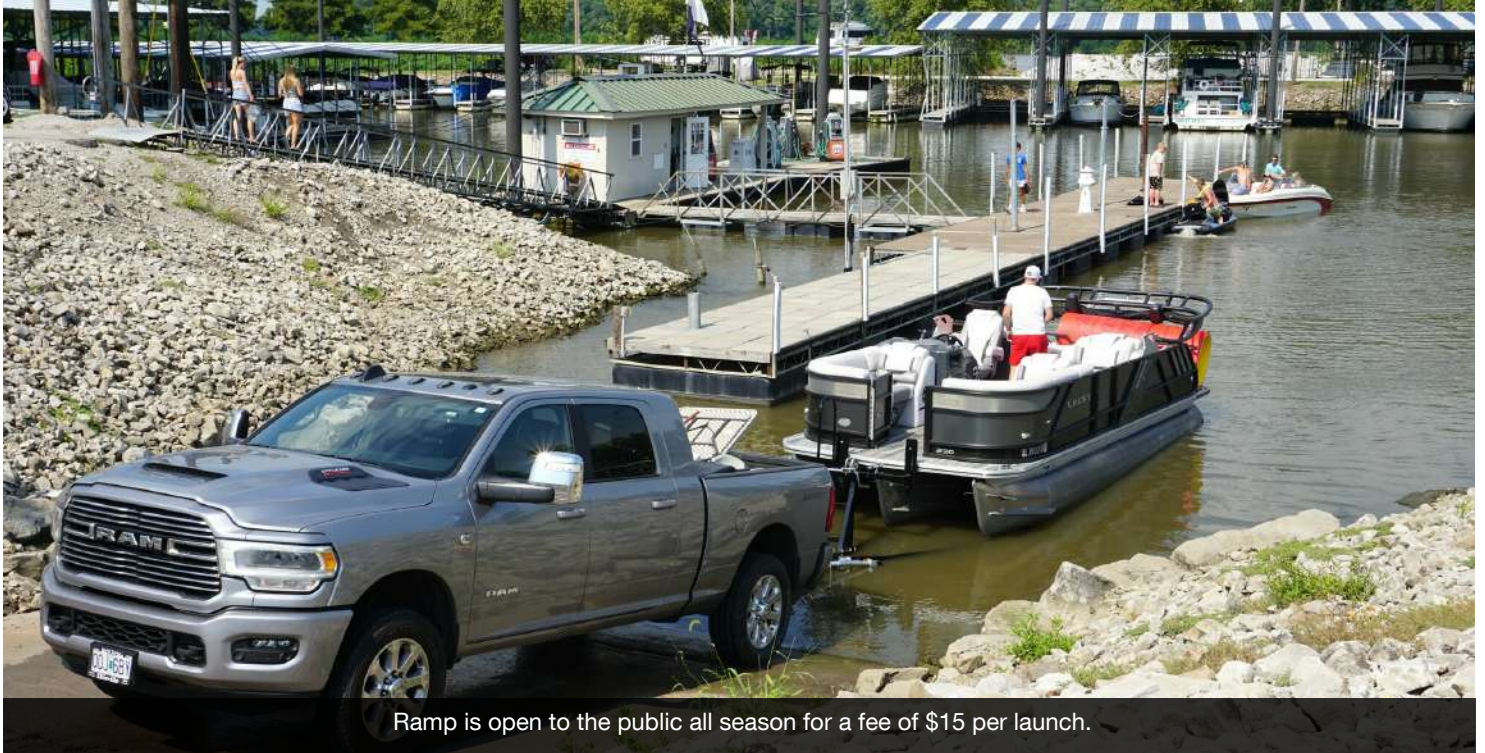
Jennifer Stein
Real Estate, Inc.

CONVENIENT FUEL DOCK AND PUMPOUT FACILITY (ONLY \$5)



Jennifer Stein
Real Estate, Inc.

CONVENIENT PUBLIC RAMP (\$15 PER LAUNCH)

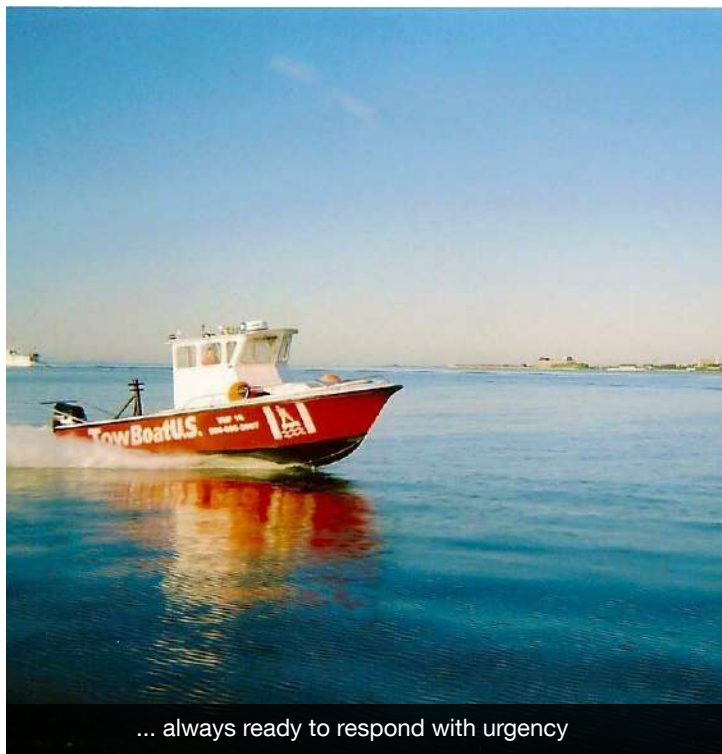


Jennifer Stein
Real Estate, Inc.

PORT CHARLES HARBOR OWNS TowBoatU.S. FRANCHISE ON SITE



TowBoatU.S. is on site at Port Charles, always ready to lend a hand...



... always ready to respond with urgency



...always ready to Save the Day!
NO OTHER TOWBOAT OPERATIONS IN THE AREA!

Jennifer Stein
Real Estate, Inc.

ATTRACTIVE RV PARK ON THE RIVER



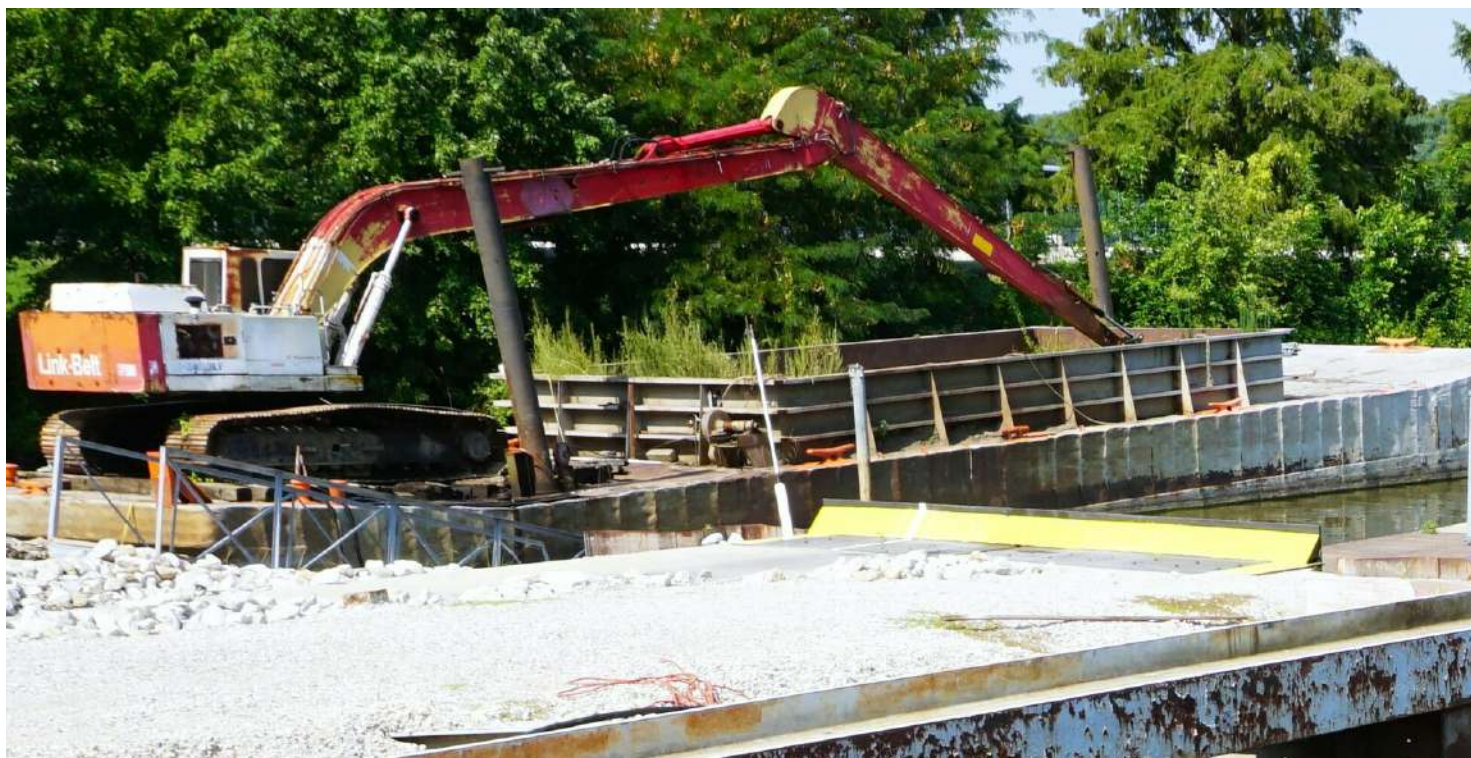
Jennifer Stein
Real Estate, Inc.

IMPRESSIVE SHIPS' STORE AND OFFICES



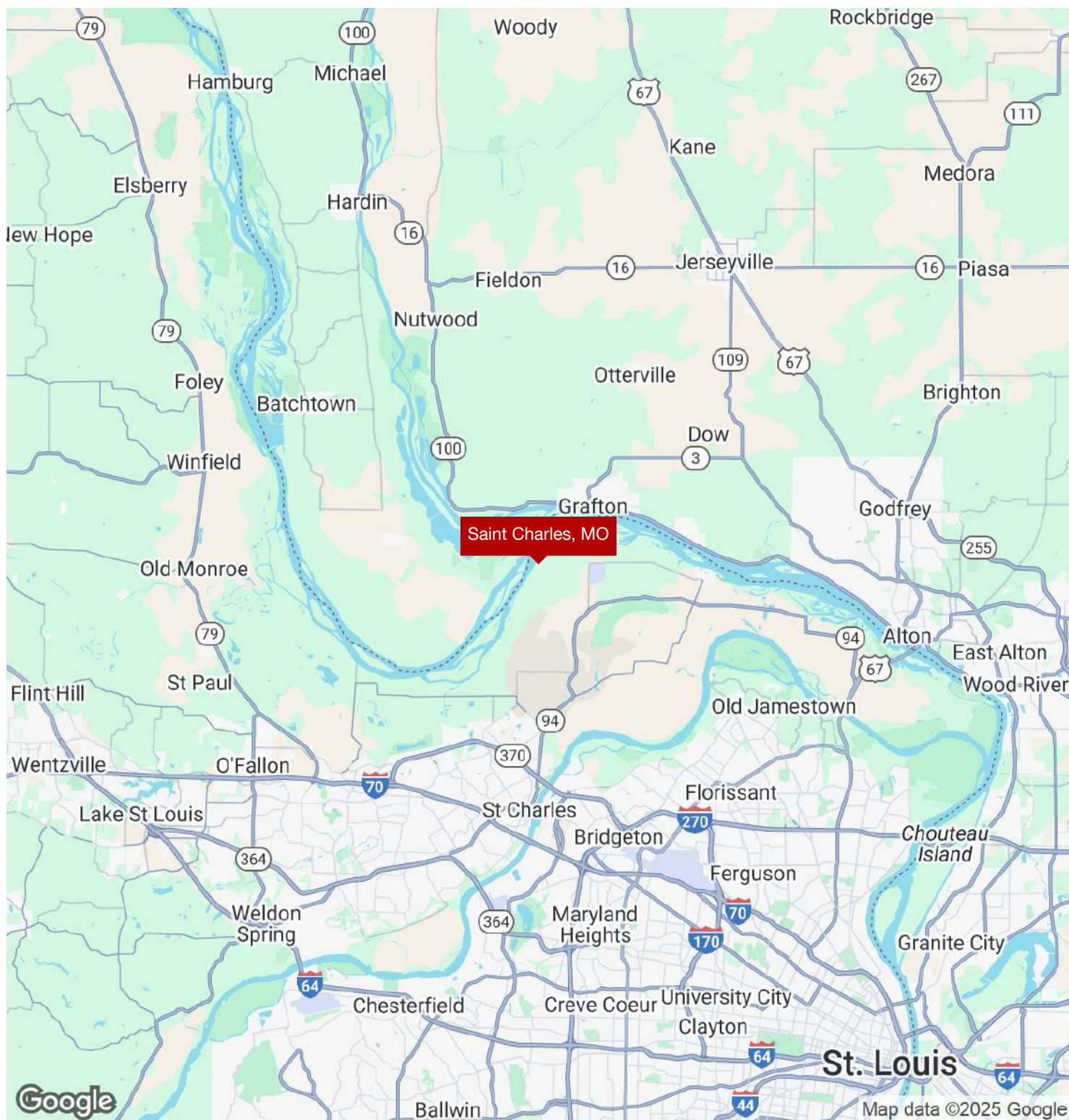
Jennifer Stein
Real Estate, Inc.

COMPANY-OWNED 100' WORK BARGE AND TWIN-ENGINE PUSH BOAT INCLUDED



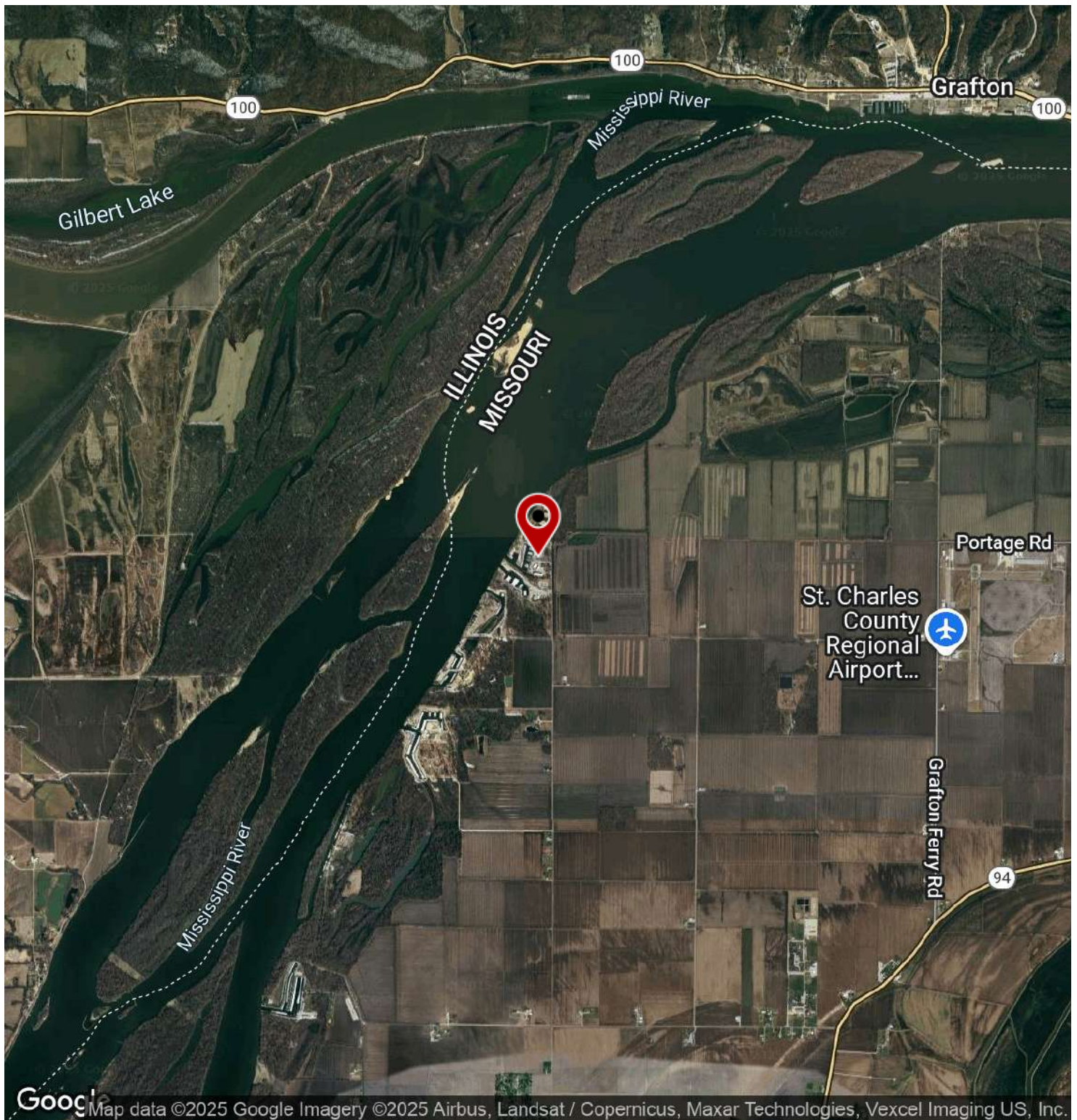
Jennifer Stein
Real Estate, Inc.

REGIONAL MAP



Jennifer Stein
Real Estate, Inc.

LOCATION MAP



Jennifer Stein
Real Estate, Inc.

AERIAL MAP



Jennifer Stein
Real Estate, Inc.

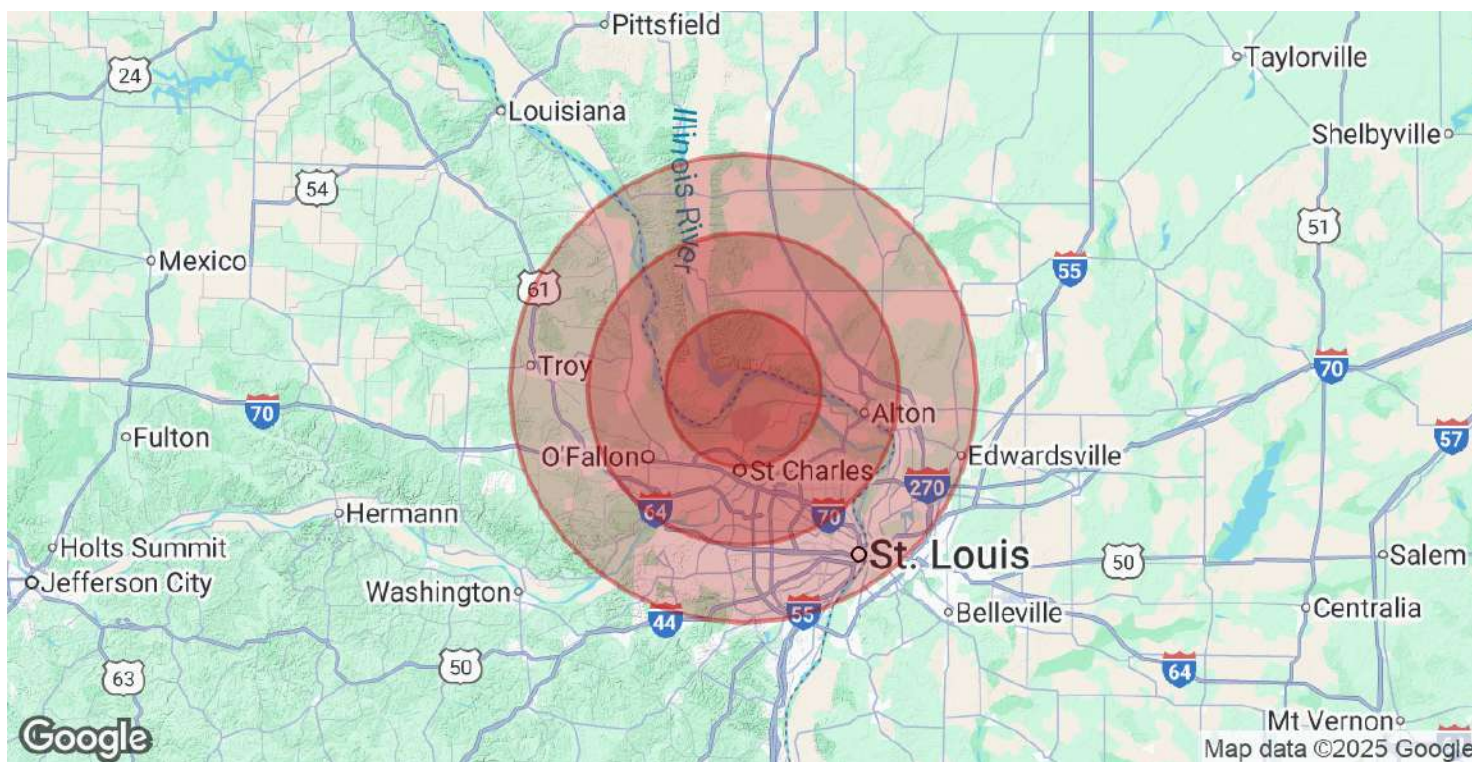
PORT CHARLES HARBOR

DEMOGRAPHICS

2

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	51,412	883,060	1,842,381
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	21,282	359,430	764,616
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$100,688	\$103,508	\$110,409
Average House Value	\$285,390	\$281,279	\$319,990

Demographics data derived from AlphaMap

Jennifer Stein
Real Estate, Inc.