

## 2054 Country Club Rd. | St. Charles, MO 63303

## **PROPERTY HIGHLIGHTS**

- New 9,500± SF sports complex completed in 2023
  - Equipped for basketball, volleyball, pickleball, soccer (futsal), and tennis
- Separate large open 3,200± SF event center
- Two storage sheds providing space for equipment and supplies
- Just over a mile from both Hwy 70 and Hwy 94
- Ample parking
- Additional undeveloped land for expansion opportunity
- SALE PRICE: \$2,600,000



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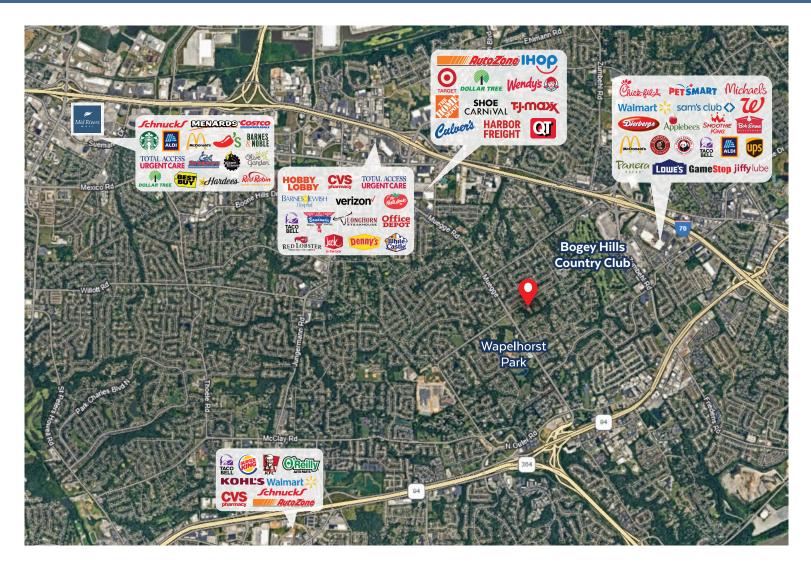
## FOR SALE



55 Westport Plaza Drive, Suite 200 St. Louis, MO 63146 636-728-5100 www.gundakercommercial.com

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Demographics	1 mile	3 miles	5 miles	Traffic Cross Street VPD
Households	5,091	40,299	67,914	Muegge Rd Country Club Rd 10,824
Population	12,100	96,065	165,250	Hackman Rd Lost Meadow 7,138
Avg HH Income	\$121,728	\$103,676	\$104,709	Country Club Rd Seton Ct 3,303



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