

FOR SALE



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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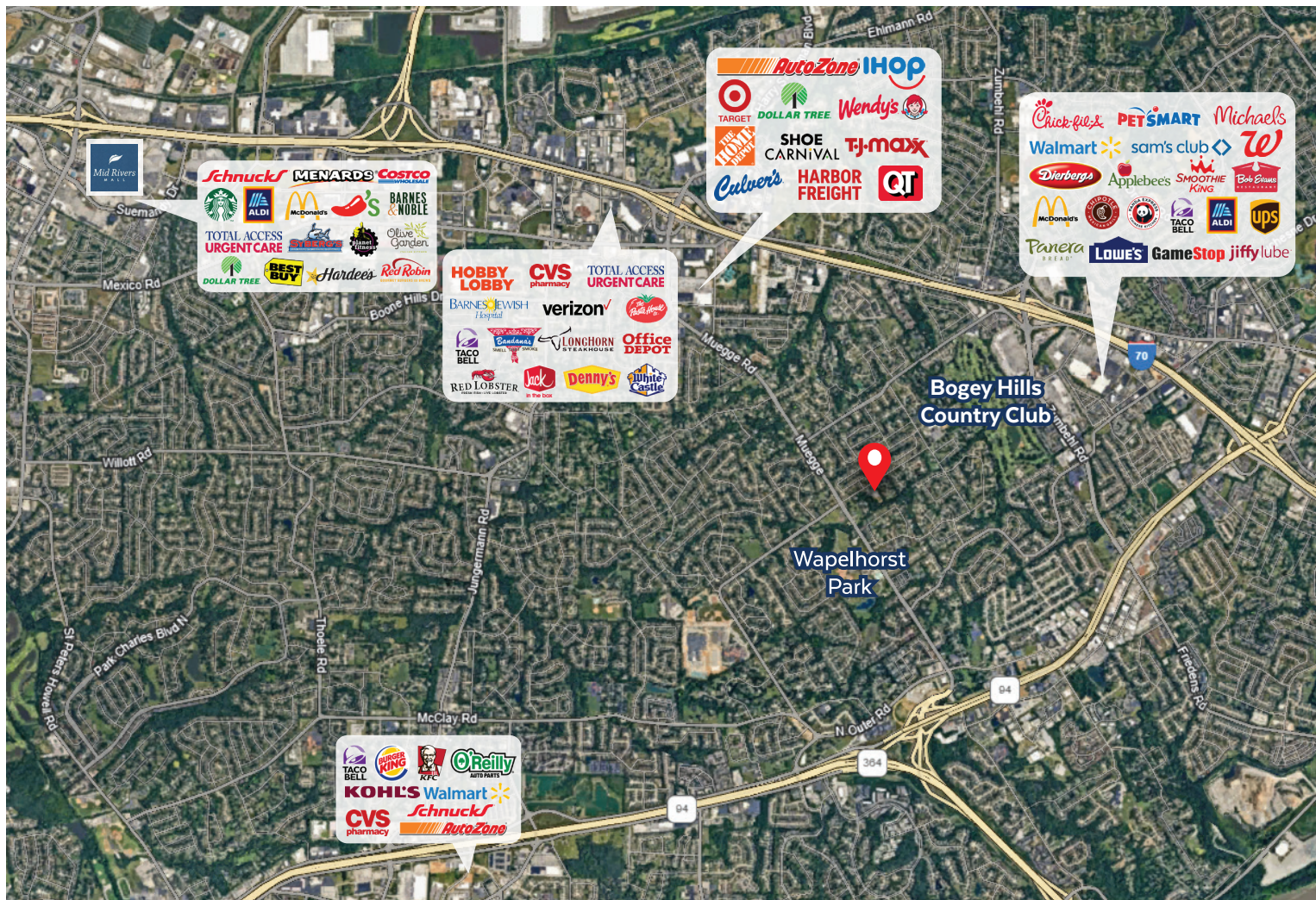
GUNDAKER
COMMERCIAL GROUP

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Demographics	1 mile	3 miles	5 miles
Households	5,091	40,299	67,914
Population	12,100	96,065	165,250
Avg HH Income	\$121,728	\$103,676	\$104,709

Traffic	Cross Street	VPD
Muegge Rd	Country Club Rd	10,824
Hackman Rd	Lost Meadow	7,138
Country Club Rd	Seton Ct	3,303



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