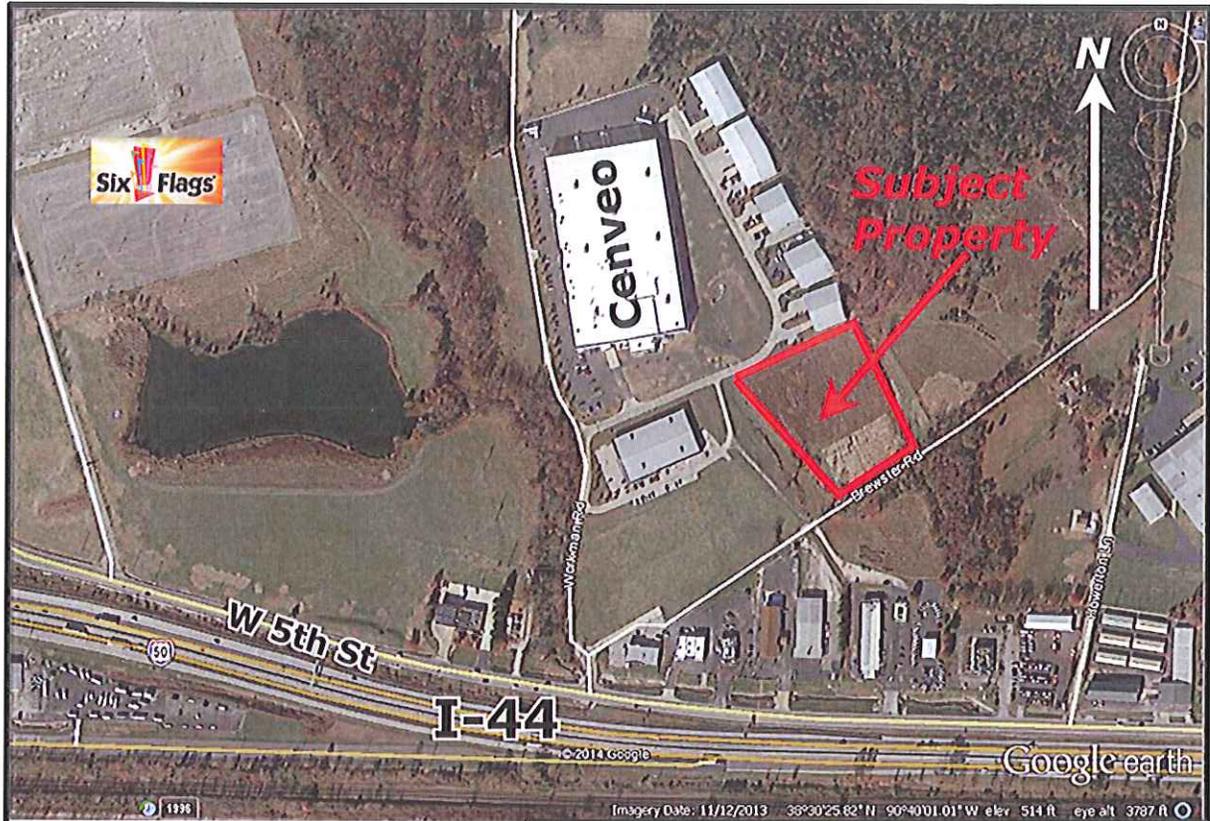


FOR SALE

4.54 ACRES COMMERCIAL GROUND

555 BREWSTER ROAD
EUREKA, MO 63025

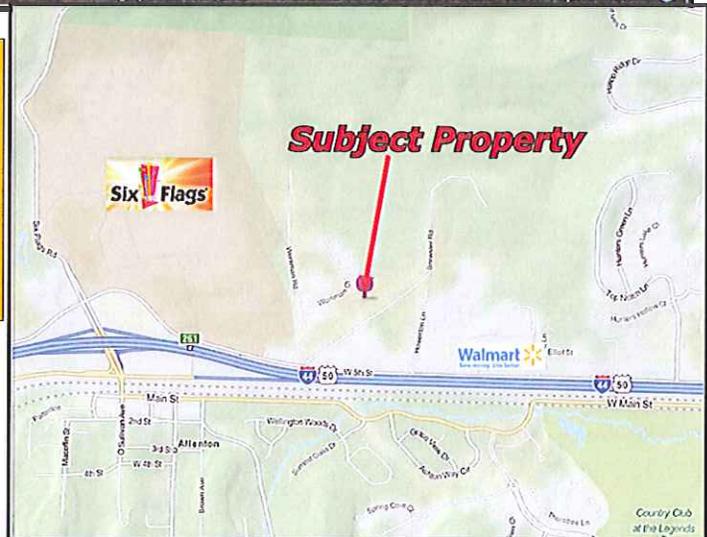


- 4.54 ACRES
- ENTIRE SITE IS FENCED
- EASY ACCESS TO I-44; JUST OVER ½ MILE
- CLOSE PROXIMITY TO SIX FLAGS
- ZONED PC, PLANNED COMMERCIAL

Contact

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314.630.1461 (cell)
dnelson@lechnerrealty.com



See Reverse Side for Details

ADDRESS, LOCATION AND MUNICIPALITY: 555 Brewster Road, Eureka, MO 63025

DIRECTIONS: From I-44, take the Allenton/Six Flags exit to the north outer road, also known as West 5th Street, east for 0.6 mile. Turn left on Workman Road and make an immediate right on Brewster Road to Subject Property.

LAND AREA AND DIMENSIONS: 4.54 acres; irregular shape

TOPOGRAPHY: Flat

DESCRIPTION OF IMPROVEMENTS: None

UTILITIES: Subject property is served by the following utilities:

Gas: According to Laclede Gas Map 203-68, there is a 2" gas main on the south side of Workman Ct at Subject Property.

Electric: Ameren UE

Water: According to the City of Eureka Public Works Dept, there is a 10" water main running along the north and east boundary of Subject Property.

Sewer: According to the City of Eureka Public Works Dept, there is an 8" sewer main running north to south along the east side of Workman Rd and east to west along the north side of Workman Rd to the north of Subject Property.

Information herein was obtained from reliable sources. However, neither owner nor broker warrants said information. Buyer should employ a civil engineer to verify.

ASSESSED VALUE AND TAXES: According to St. Louis County website, Subject is assessed as agricultural as follows:

Year	Locator No.	ASSESSED VALUE			Tax Rate	Taxes
		Land	Improvements	Total		
2013	29W-51-0094	\$100,860	\$1,240	\$102,100	10.654%	\$8,978.07
2014	29W-51-0094	\$540	\$1,240	\$1,780	*	*

* 2014 tax rate not available

ZONING AND PERMITTED USES: Subject Property is zoned PC-Planned Commercial by the City of Eureka. Permitted uses include: stores and shops; offices; service facilities restricted to any of the following areas—electrical contracting and sales, limousine service, plumbing, air conditioning, heating equipment sales and repairs, print shop, churches, automobile parking lots, schools. Special Uses include hotels and motels; public campgrounds; sales rooms, show rooms and display lots for the sale and rental of new and/or used automobiles, trucks, farm equipment, manufactured and mobile homes, recreational vehicles and other recreational equipment; recreational uses and activities; mobile home trailer coach parks; hospitals and clinics; service stations and repair shops; animal hospitals and clinics; nursing homes; outdoor storage and display of merchandise, material and equipment; self-storage mini-warehouses; fabrication job shop utilizing high technology; plant nurseries and greenhouses; lumber yards; towing service; solid and hazardous waste industry related uses including recyclable material collection centers or recycling reclamation facilities; commercial yard waste or composting operations; trash transfer stations; landfill facilities; waste processing plants; waste separation facilities; waste hauling facilities; hazardous material mitigation facilities; residential uses and structures; and indoor firing range. Zoning of adjoining property to the north is M1 Light Industrial. See Eureka Ordinances for complete list and details.

DEMOGRAPHICS: According to STDB Online

	One Mile	Three Mile	Five Miles
Population	3,474	13,305	25,030
Households	1,179	4,271	8,632
Average Household Income	\$111,221	\$117,705	\$117,818

AVAILABLE DOCUMENTS: Flood plain map from Interflood and demographic report from STDB Online are available from the listing agent.

REMARKS: According to the record plat for Eureka Commercial Park Subdivision, the northern portion of Subject Property is accessible from Workman Ct. According to Robert Wade, Public Works Supervisor with the City of Eureka, Workman Court is a public street and is maintained by the City. Buyer should verify during a due diligence period.

FLOOD PLAIN: According to FEMA map 29189C0243H dated 8/2/1995 provided by Flood Source Corporation and printed from www.interflood.com, all or part of subject property is located in Zone X. Neither Owner nor Lechner Realty Group, Inc. make any representations as to whether or not any portion or all of subject property is in a flood plain, nor do they make any representations as to the accuracy of flood maps including FEMA maps. The Buyer should hire a civil engineer during its due diligence period to determine what portion, if any, is located in flood plain.

PRICE: \$889,930.00 (\$4.50/SF)

LISTING AGENT: Steve Lechner 314.677.6653 (direct dial) 314.277.1216 (cell) slechner@lechnerrealty.com
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Information contained herein was obtained from reliable sources; however, neither Broker nor Owner warrants any information concerning subject property. Purchaser should employ engineers, surveyors, title companies, and others to verify all information deemed pertinent to subject property by Purchaser. BREWSTERD555.BACK/091914