

Trust Liquidation – 233+/- Acres Industrial/Logistics Land Wildwood, MO

Property #: TAA2628

Online Auction:
Bidding ends October 14th
at 1:00pm CST (**2:00pm ET**)

Inspection Date and Time:
Sept. 30th at 1:00pm CST &
Oct. 7th at 1:00pm CST

Property Location:
101 & 323 N. Eatherton Road &
18415 & 18425 Centaur Road
Wildwood, Missouri 63005

Auction Location:
www.tranzon.com



233+/- Acres of Industrial/Logistics Land | Prime Corner Site Near I-64 | St. Louis MSA

- 233.41 Acres Industrial in Chesterfield Valley
- Generally Level Ground
- Concept Plans Available
- Spirit of St Louis Airport NE of Property
- Chesterfield Commons Retail Area to the East
- St Louis Premium Outlets to the North
- Other Neighbors of Note: Gateway Studios, one of the Largest Music and Video Production Companies in the World - Maryville Ice Complex - Carshield Sports Complex a 340,000+/- sf Indoor Complex plus Outdoor Fields - The Beal Center a 100,000+/-sf Volleyball and Basketball Complex
- Near I-64 (exit 14)
- Frontages: Over 6,000' total frontage - 3,685' on N. Eatherton & 2,467' on Centaur Rd.
- Residential Home, Metal Barn, several Wood Barns & Structures currently on the property and it is assumed that they will be demolished when the property is Improved

- Traffic Counts: Vehicles per Day of 10,500 on Eatherton Rd & 6,500 on Centaur Rd
- Zoned M-3 Planned Industrial District & 10± Ac Non-Urban Residence, City of Wildwood
- Property is Inside of The Monarch-Chesterfield Levee District (MCLD)
- \$22,221 = 2025 Property Taxes
- \$23,915 = 2025 Levee Taxes and 2026 is Estimated to be \$6,139 a 74% Reduction
- Adjacent to Monarch-Chesterfield Levee Trail System

Cooperating Broker's Fee: 2% of the high bid will be paid to a properly registered broker at settlement.

Summary of Terms of Sale: All property sold in "as is, where-is" condition. A 10% buyer's premium will be added to the high bid to determine the contract price. High bidder is required to execute a Contract for Sale and Purchase of Real Estate and remit to Tranzon by close of business the day of the auction. A 10% deposit is due within 24 hours of being notified that you are the successful high bidder. Balance of contract price is due at closing within 45 days. The seller will provide a special warranty deed at closing. Please see Contract for Sale of Real Estate and Terms & Conditions in this package for all sale terms.



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Property Sold in Cooperation with NAI Desco, Daniel Hayes

