

PROSPECT YARDS 2-ACRE DEVELOPMENT SITE



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3500-3540 PAPIN ST & 3501-3511 CHOUTEAU AVE

ST. LOUIS, MO 63103

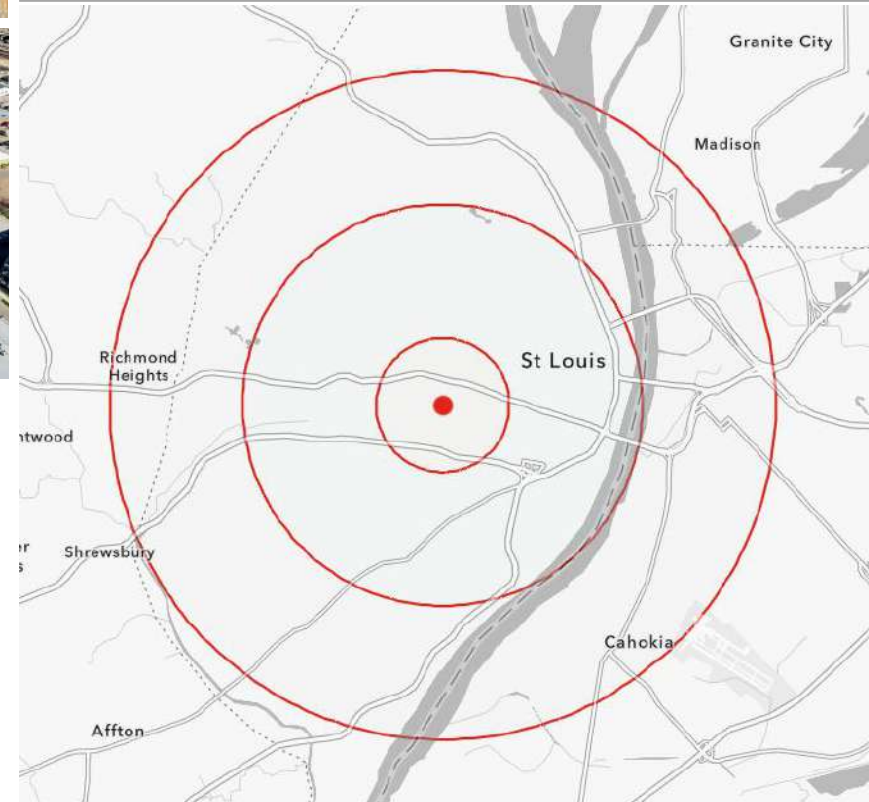
+/-2.00 ACRE | \$2,750,000 (\$31.56/S.F.)

PROPERTY INFORMATION



- CHAPTER 353 / SLMRC TAX ABATEMENT ELIGIBILITY — UP TO 20 YEARS OF RE TAX ABATEMENT ON IMPROVEMENTS
- ACROSS FROM SSM HEALTH SLU HOSPITAL (\$550M) & UNDER-CONSTRUCTION CARDINAL GLENNON CHILDREN'S HOSPITAL
- ADJACENT TO TARGET / THE EDWIN (70K SF TARGET + 196 APTS, 2023) AND MIDTOWN TOPGOLF
- SAINT LOUIS UNIVERSITY: 15,000+ STUDENTS; NORTH & SOUTH CAMPUSES FLANK THE CORRIDOR
- CITY FOUNDRY STL (\$350M, 4M+ ANNUAL VISITORS) | GRAND METROLINK STATION 0.4 MILES | BRICKLINE GREENWAY
- FLEXIBLE SALE: +/-2.00 AC ASSEMBLAGE OR SPLIT — +/-1.50 AC HOTEL SITE (PAPIN) + +/-0.50 AC QSR/RETAIL (CHOUTEAU)

| DEMOGRAPHICS | | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--|----------|----------|----------|
| POPULATION | | 15,831 | 138,482 | 292,939 |
| HOUSEHOLDS | | 6,880 | 73,263 | 147,299 |
| AVERAGE HH INCOME | | \$87,397 | \$94,611 | \$93,249 |



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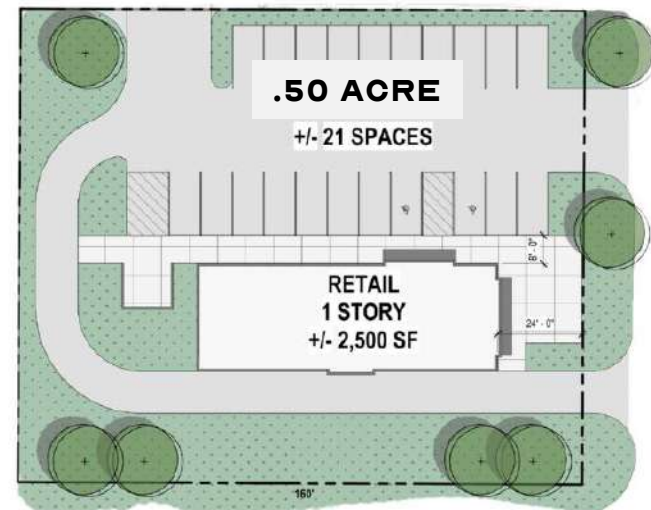
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**CONCEPTUAL
PLAN**



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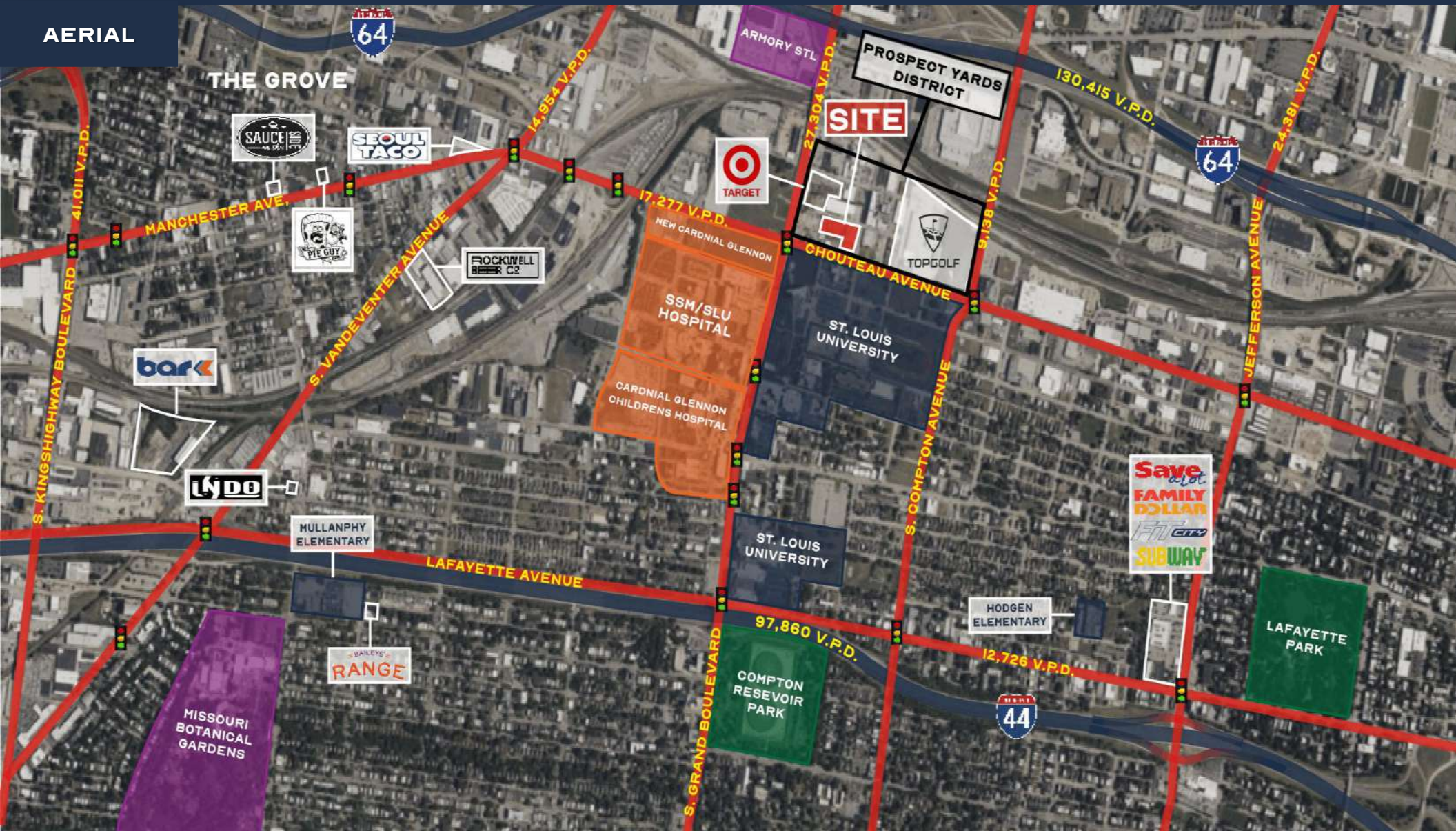
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AERIAL



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