

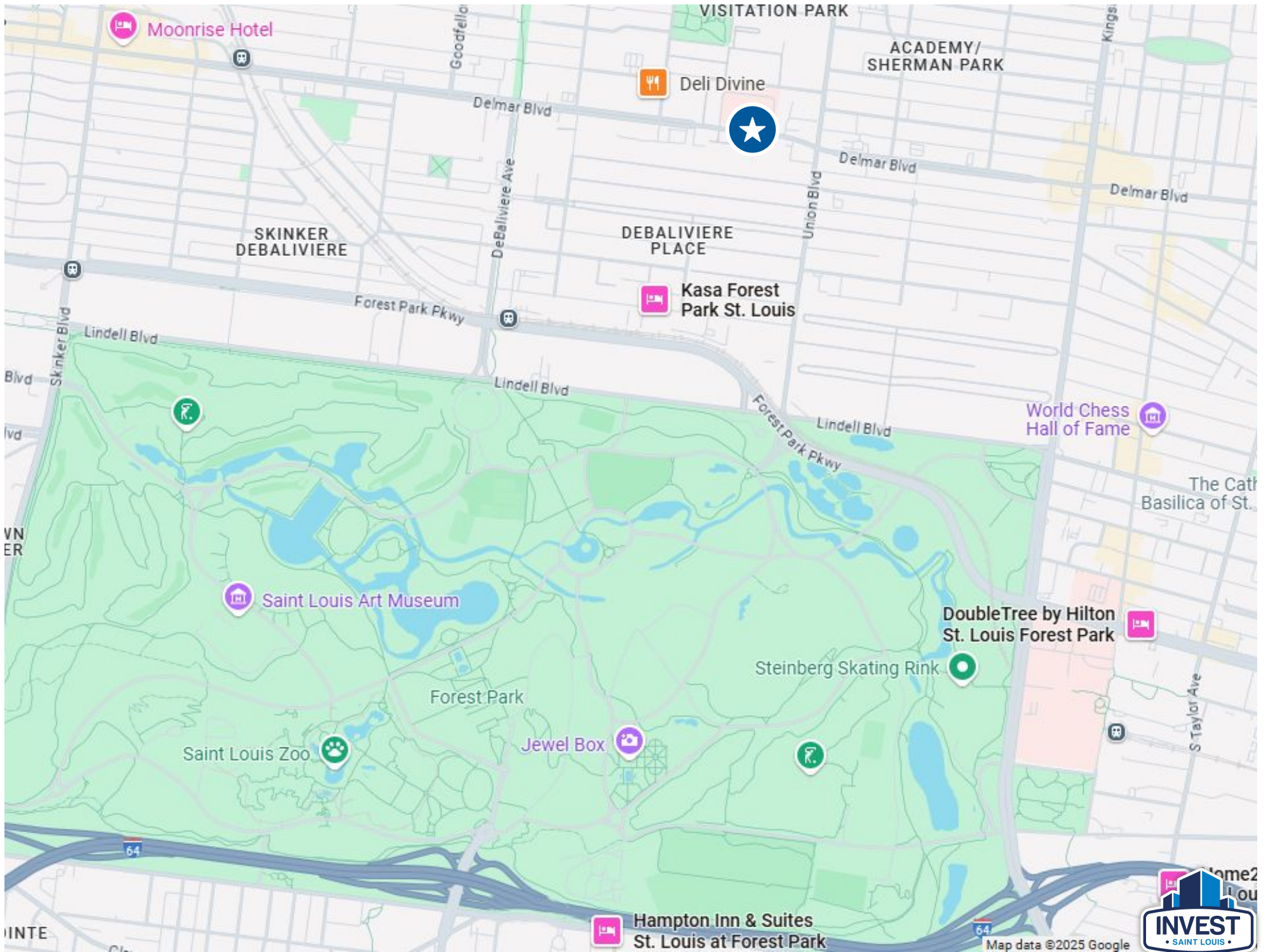


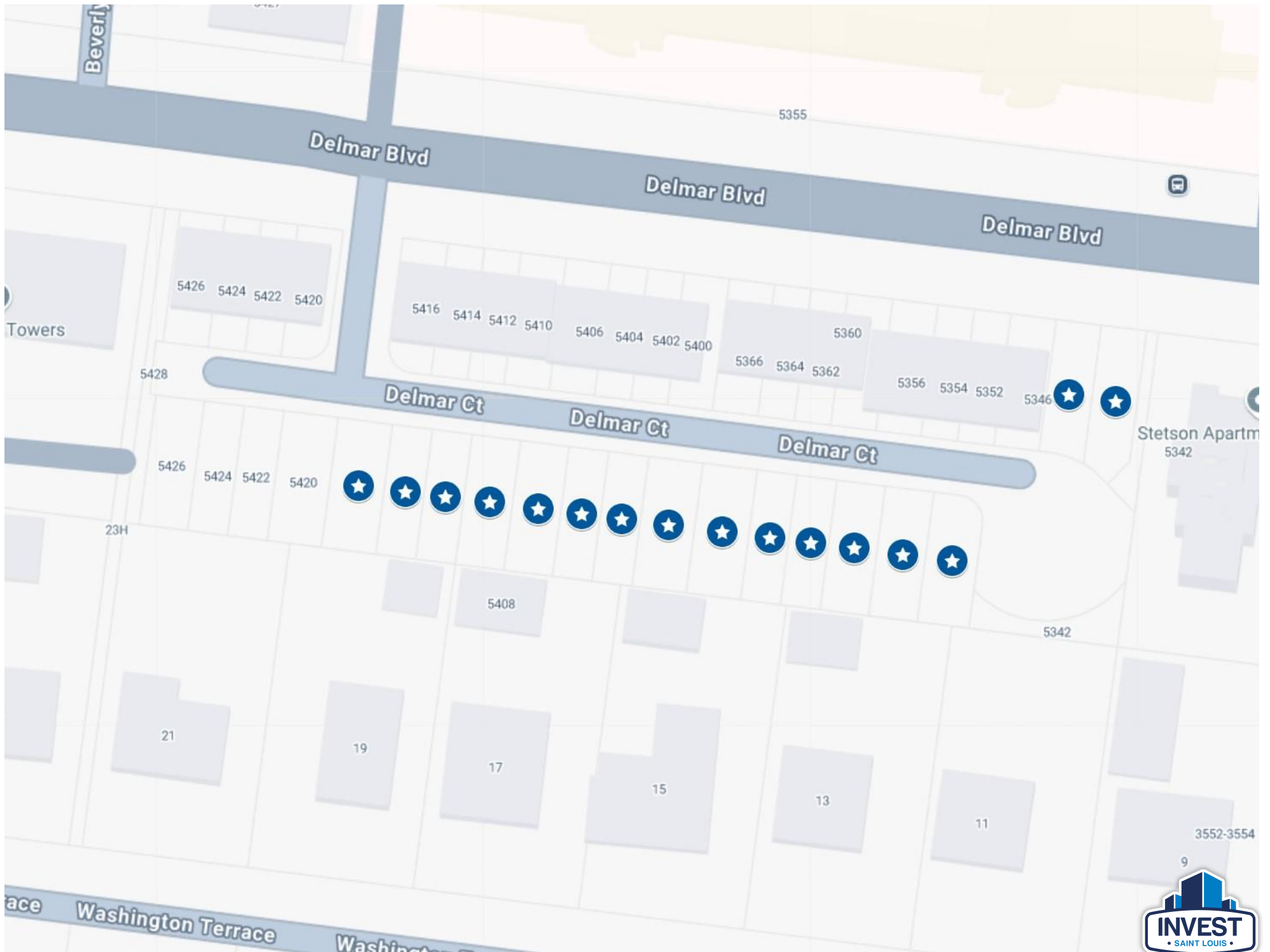
# 16 Lots On Delmar Place Court & Delmar Boulevard Available Now

16 Lots Located in the DeBaliviere Place Neighborhood  
Near the Central West End









## Investment Summary

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Opportunity to purchase 16 lots in a private gated development in the DeBaliviere Place neighborhood overlooking the mansions on Washington Terrace.

These lots are fully developed with new utility connections for water, sewer, and electric, as well as newer streets and gated access.

The lots are located near the Central West End approximately 5 blocks from Forest Park.

Each of the lots are zoned E. for multi-family residential and would be ideal for luxury townhomes, which have already been approved by the city of St. Louis.

The surrounding area is currently undergoing a lot of redevelopment activity. There are four brand new townhomes currently under construction within the development.

Similar individual lots without utilities in the surrounding area have sold in the range of \$60,000 to \$100,000.

Potential list prices for the completed townhomes could range from \$350,000 to \$490,000 depending on size, finishes, and upgrades based on similar-sized townhome sales nearby.





## Available Lot Parcels

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The lots are divided into **two-lot** and **four-lot** parcels, which can be purchased together or separately.

Parcels Currently Available:

- **5344-5346 Delmar Boulevard: 2 Lots**
- **5354-5356 Delmar Place Court: 2 Lots**
- **5360-5366 Delmar Place Court: 4 Lots**
- **5400-5406 Delmar Place Court: 4 Lots**
- **5410-5416 Delmar Place Court: 4 Lots**

Each lot is priced at **\$35,000**, with two-lot parcels available for **\$70,000** and four-lot parcels for **\$140,000**.

The total price for all available lots is **\$560,000**.

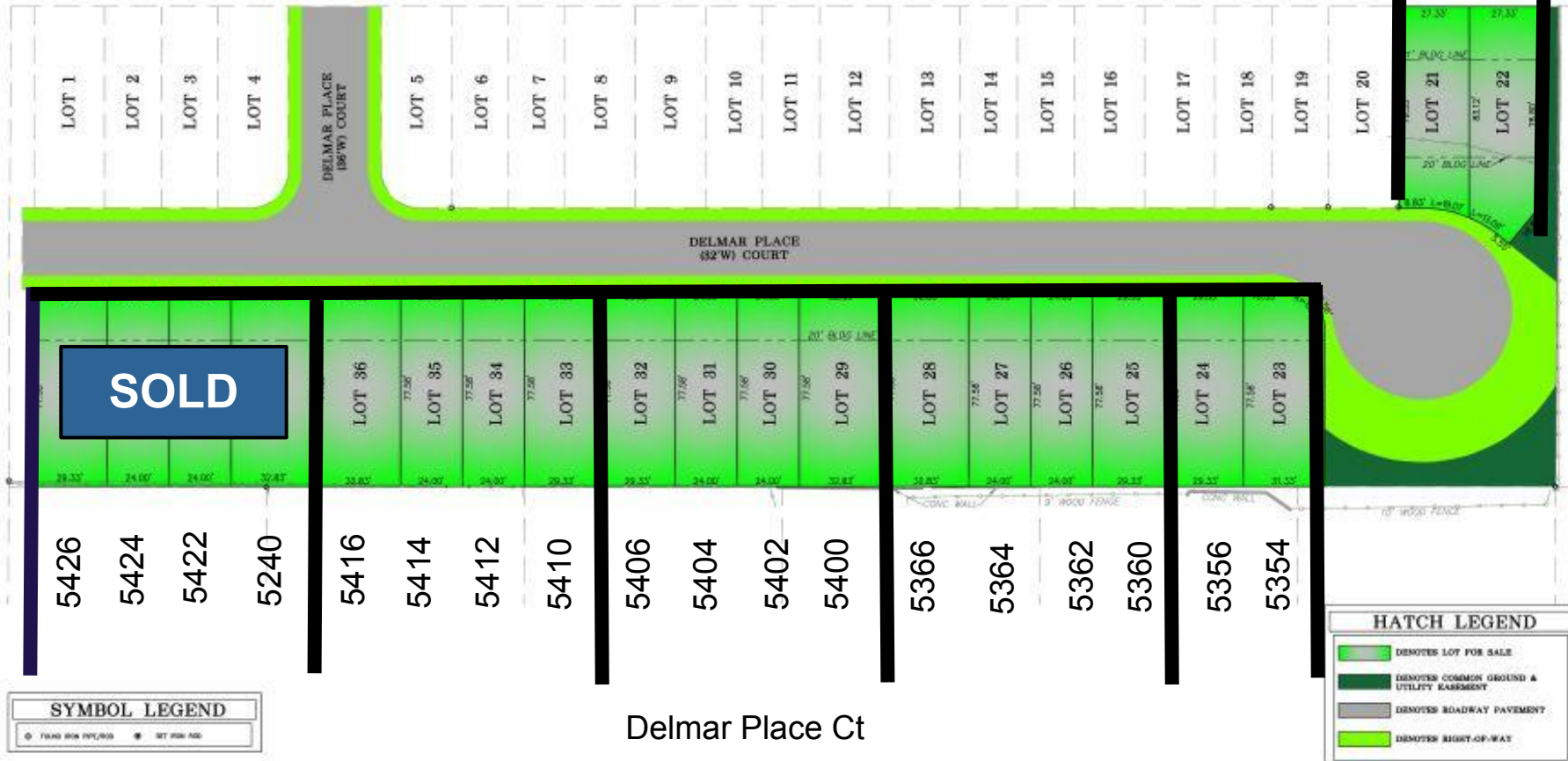




A SALES PLAT FOR  
**5346-5426 DELMAR PLACE COURT**  
BEING LOTS 21-40 OF  
DELMAR PLACE TOWNHOMES SUBDIVISION,  
PLAT BOOK 08062003, PAGE 0152  
CITY BLOCK 5620, CITY OF ST. LOUIS, MISSOURI



5346 & 5344 Delmar



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PROJECT NUMBER: 18-0004  
DATE: 06/13/2021  
DRAWN BY: DMS  
**1 OF 1**





New Construction Townhomes at  
5420-5426 Delmar Place Ct











2309 Thurman Avenue  
St. Louis, Missouri 63110

Office Phone: (314) 325-6201

Website: [www.InvestSTL.com](http://www.InvestSTL.com)

Invest St. Louis is a licensed real estate  
brokerage in the state of Missouri.

#### Disclaimer:

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## 16 Lots on Delmar Place Court Saint Louis, MO 63112

Priced at:

# \$560,000

or **\$35,000** per lot

### Contact:

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