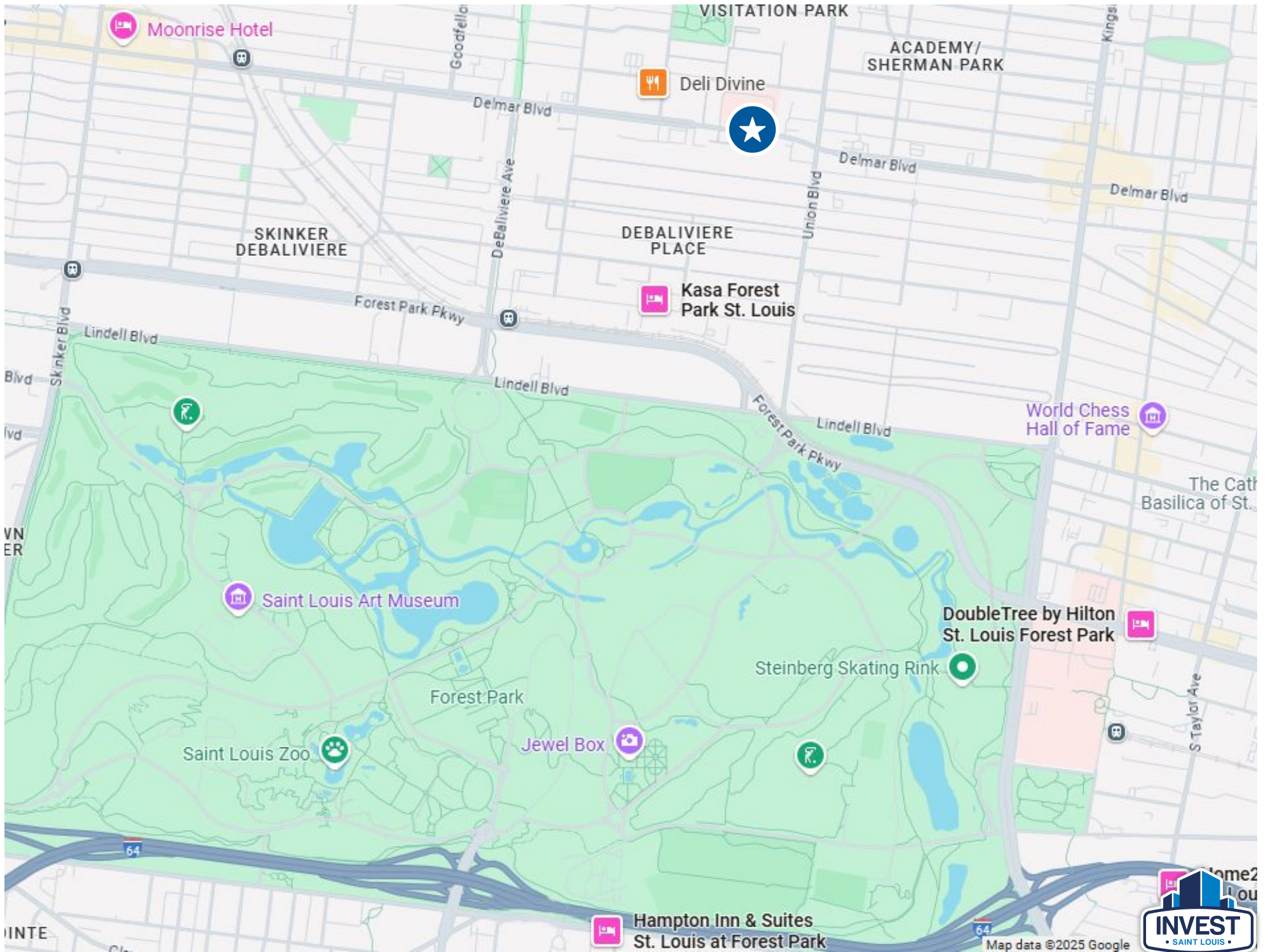


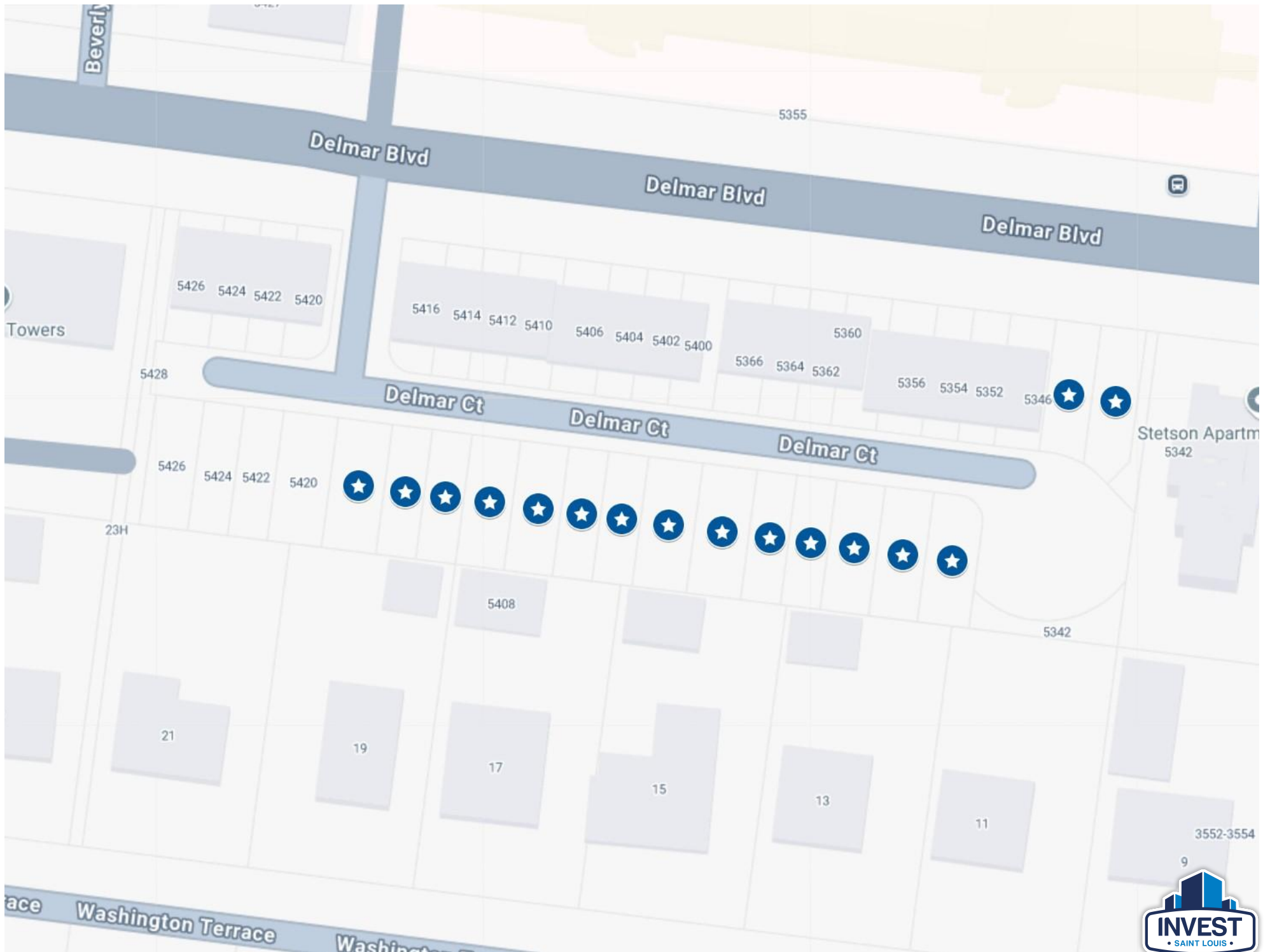


Multi-Family Townhome Development Opportunity

16 Lots on a Private, Gated Street in DeBaliviere Place







Investment Summary

Multi-Family Townhome Development Opportunity in DeBaliviere Place

Surrounded by ongoing redevelopment and new construction activity, this portfolio of 16 fully improved lots offers a rare chance to deliver a new townhome community in one of St. Louis' most sought-after neighborhoods. Four brand-new townhomes have recently been completed within the development, demonstrating buyer demand and neighborhood momentum. The available 16 lots are part of the 40 lot Delmar Place Townhome Association.

The private, gated community is adjacent to the historic mansions of Washington Terrace and is located just a few blocks from Forest Park and the Central West End. With existing utility connections (water, sewer, electric), completed streets, and secure gated access, the site is ready for immediate development.

Each lot is zoned "E" for multi-family residential and already has City of St. Louis approval for luxury townhomes. Based on nearby sales of comparable townhomes, projected list prices for completed units range from \$350,000 to \$490,000, depending on size, finishes, and upgrades.



Available Portfolio of Development Lots on Delmar

This offering includes 16 development-ready lots along Delmar Boulevard and Delmar Place Court, available only as a complete portfolio—not for individual sale.

Lots Included in the Portfolio:

- 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 valued at approximately **\$24,500**, with a total portfolio price of **\$392,000**.

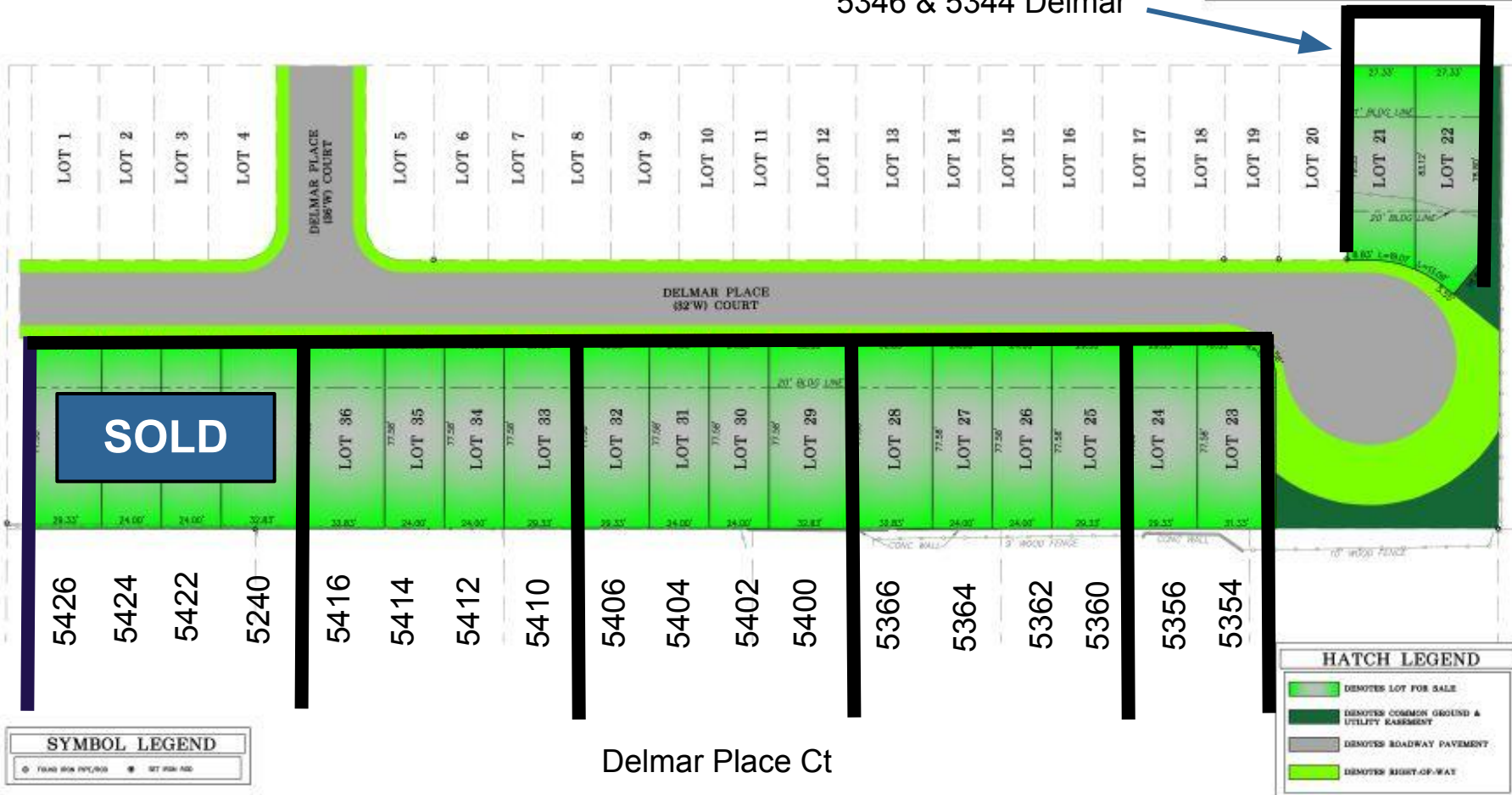




A SALES PLAT FOR
5346-5426 DELMAR PLACE COURT
BEING LOTS 21-40 OF
DELMAR PLACE TOWNHOMES SUBDIVISION,
PLAT BOOK 08062003, PAGE 0152
CITY BLOCK 5620, CITY OF ST. LOUIS, MISSOURI



5346 & 5344 Delmar



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PROJECT NUMBER: 18-0004
DATE: 08/13/2021
DRAWN BY: DWS

1 OF 1









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Website: www.InvestSTL.com

Invest St. Louis is a licensed real estate
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Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

Priced at:

\$392,000

Contact:



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