



PROPERTY DESCRIPTION

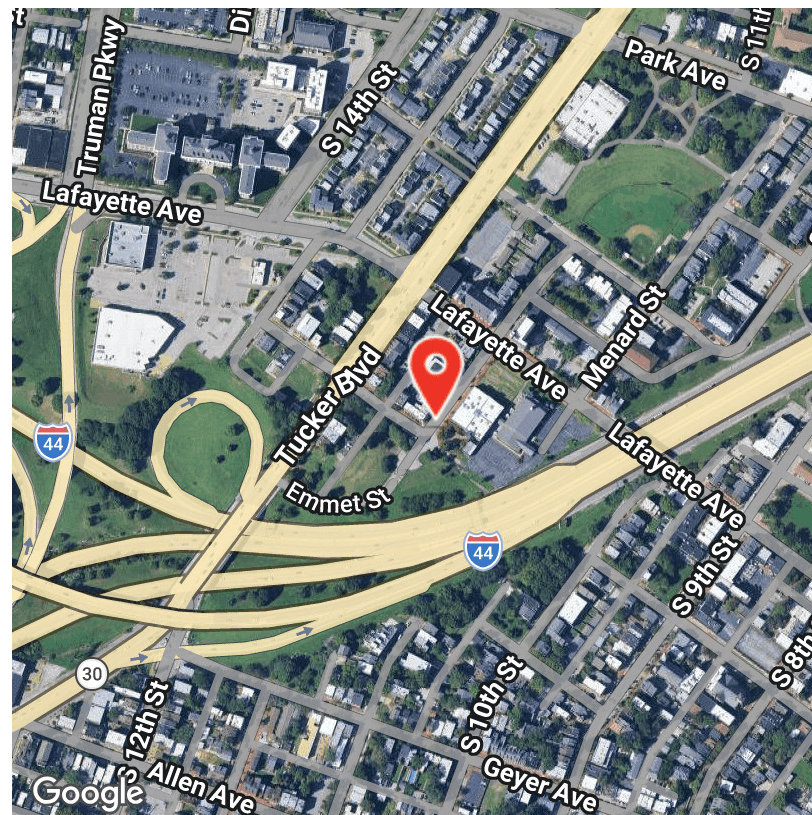
1719 S 11th St offers a dedicated surface parking lot in a convenient St. Louis location. The property provides an opportunity for continued parking use or potential future development, subject to applicable zoning and approvals. Its open layout allows for straightforward vehicle access and parking configuration. The site is positioned near established residential and commercial properties throughout the surrounding area. With its accessible location and flexible land use potential, the property allows for easy future development.

PROPERTY HIGHLIGHTS

- 6954 SF - 60 x 115
- Zoned D - Multifamily Residential
- Prime Location in St. Louis - Soulard
- APN: 0404-9-185.000

OFFERING SUMMARY

Sale Price:	\$135,000
Lot Size:	6,954 SF



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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.



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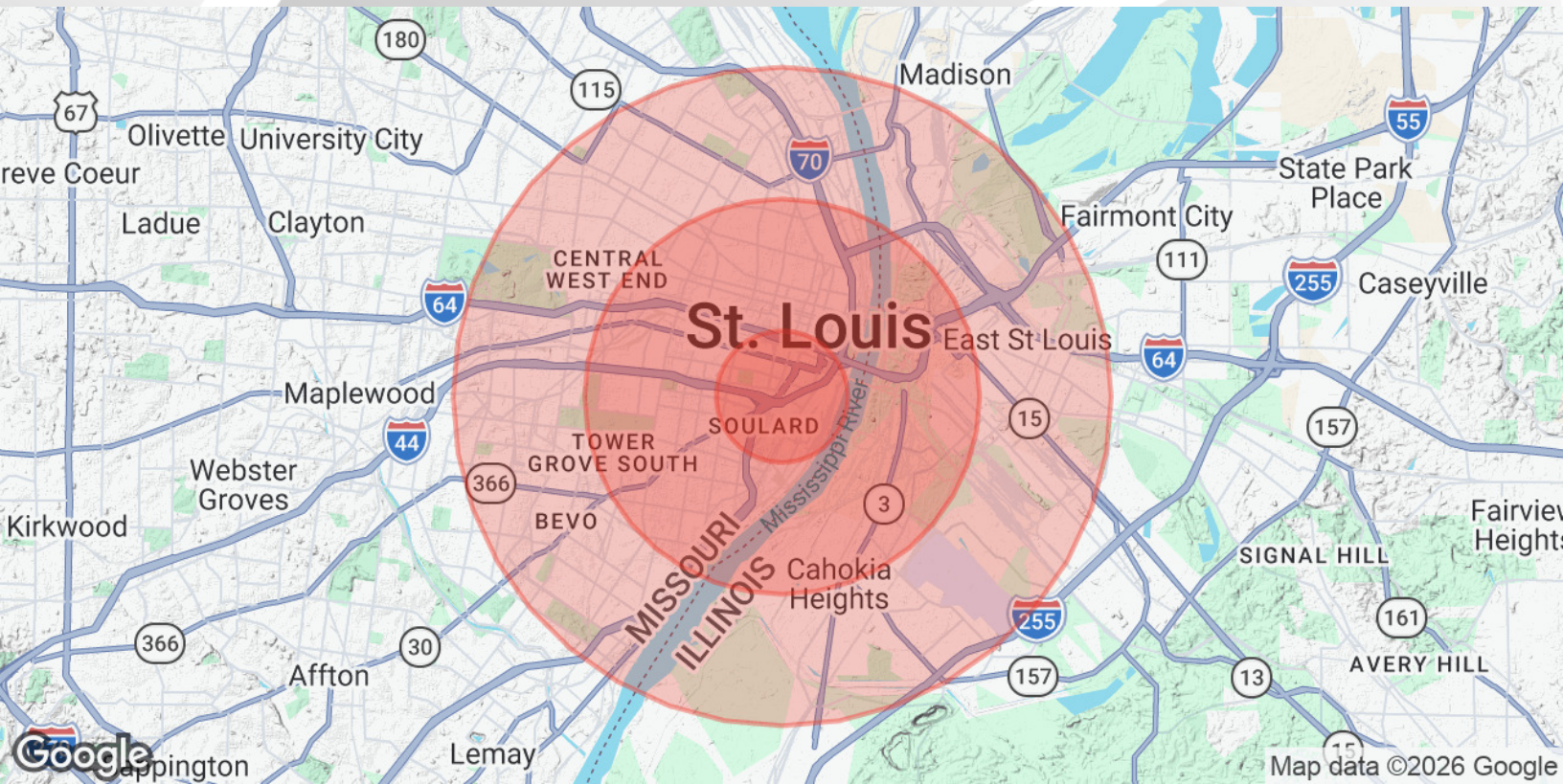
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	12,512	100,728	240,266
Average Age	37.5	35.9	37.4
Average Age (Male)	38.2	36.0	37.0
Average Age (Female)	36.2	35.4	37.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	6,889	50,225	118,283
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$101,686	\$81,457	\$75,993
Average House Value	\$271,931	\$235,106	\$207,213

2023 American Community Survey (ACS)



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