

For Sale

NAIDESCO

Trailblazer Commons Student Housing

820 Elm Street, Godfrey, IL 62035



Property Highlights



For Sale
37,422 SF



Student Housing
Apartment Buildings



Adjacent to Lewis &
Clark College Campus



Sale Price: \$6,650,000
(Contact broker for 2025 YE
financials & 2026 projections)

For more information, please contact:

Jeffrey Sanders

d (314) 994 - 2325
c (314) 578 - 1926
jsanders@naidesco.com

Tony Salerno

d (314) 994 - 2322
c (314) 703 - 6400
tsalerno@naidesco.com

Corbin Cox

d (314) 994 - 2326
c (314) 624 - 7686
ccox@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

Property Features

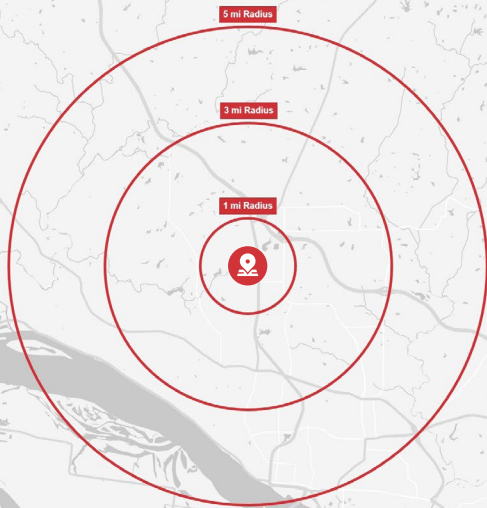
- 131-bed student housing buildings
- Building 1, built in 2014; Building 2, built in 2016
- Adjacent to the Lewis & Clark Community College campus
- Fully furnished apartments
- On-site laundry facilities
- All units include appliances and TVs
- Situated 6 miles north of Alton, IL

Learn more about
Trailblazer Commons

Learn more about
Lewis & Clark College



Demographics



	Population	Avg. HH Income	Med. HH Income	Households
1 Mile	2,446	\$89,752	\$74,756	937
3 Miles	19,421	\$90,041	\$71,372	8,122
5 Miles	40,087	\$80,100	\$62,024	17,116







Jeffrey Sanders

d (314) 994 - 2325
 c (314) 578 - 1926
 jsanders@naidesco.com



Tony Salerno

d (314) 994 - 2322
 c (314) 703 - 6400
 tsalerno@naidesco.com



Corbin Cox

d (314) 994 - 2326
 c (314) 624 - 7686
 ccox@naidesco.com



NAIDESCO

8112 Maryland Ave, Suite 300
 St. Louis, MO 63105
 (314) 994 - 4800
naidesco.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein, nor are any to be implied.