

BRANNON AVENUE

SOUTHWEST AVENUE

REDEVELOPMENT OPPORTUNITY

2616 - 2632 Brannon Ave

St. Louis, MO 63139

Asking Price:

\$900K

CONTACT US

Dan Lesinski, SIOR

Senior Vice President
+1 314 412 4345
dan.lesinski@colliers.com

Billy Spence

Associate Vice President
+1 636 278 0565
billy.spence@colliers.com

Colliers

101 South Hanley Road
Suite 1400
St. Louis, MO 63105
+1 314 863 4447
colliers.com/stlouis

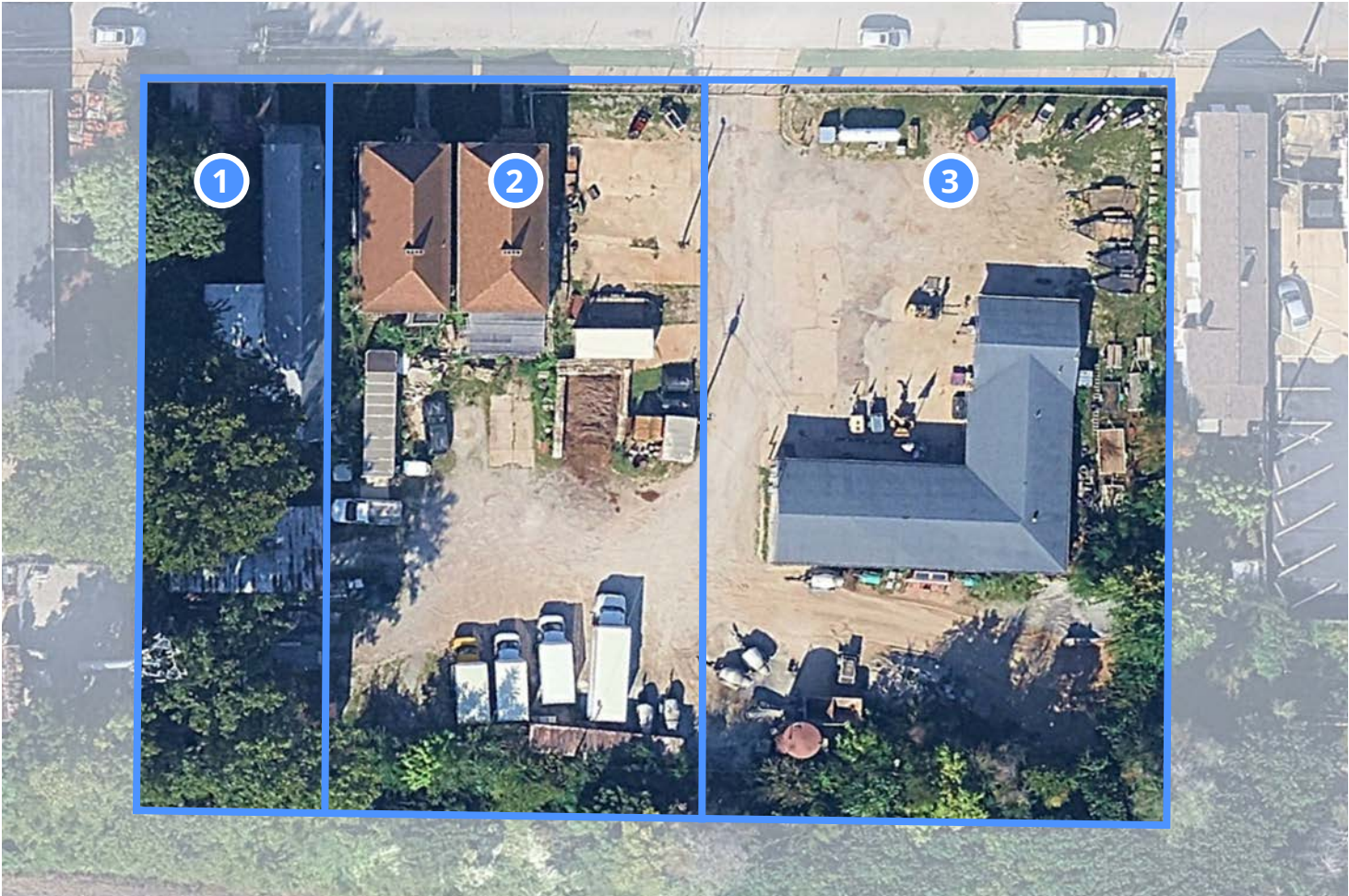
1.17 Acres Available For Redevelopment Near The Hill Neighborhood

Highlights

- Three parcels available for sale
- 1.17 acres total
- Located near The Hill, an iconic location in the St. Louis area with a multitude of restaurants, shopping and new residential developments

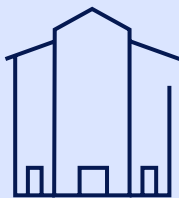
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PARCEL INFORMATION



Parcel	Address	Acreage	Property Tax (2024)
1	2616 Brannon Avenue	0.52	\$3,854
2	2628 - 2630 Brannon Avenue	0.43	\$2,458
3	2632 Brannon Avenue	0.21	\$1,613

HIGHEST AND BEST USE



Multifamily
Development

This property presents an outstanding opportunity for multifamily redevelopment, ideally suited for developers seeking to capitalize on the area’s continued growth and housing demand. Its location benefits from strong surrounding demographics, nearby retail and employment centers, and excellent access to major transportation corridors.

THE HILL NEIGHBORHOOD



The Hill neighborhood in St. Louis is a culturally rich area known for its deep Italian heritage. Established by Italian immigrants in the late 1800s. The Hill has preserved its cultural roots, making it a vibrant and unique part of the city. The neighborhood is characterized by its Italian restaurants, bakeries, and grocery stores, which attract visitors from all over St. Louis.

Key landmarks include St. Ambrose Catholic Church, a central figure in the community, and the childhood homes of baseball legends Yogi Berra and Joe Garagiola. The neighborhood’s architecture reflects its history, with many buildings maintaining their original Italianate style.

The Hill is known for its strong sense of community, with many families having lived there for generations. It hosts numerous community events and festivals that celebrate its heritage, fostering a close-knit and welcoming atmosphere.

Conveniently located near major highways, The Hill offers easy access to downtown St. Louis and other parts of the city. The neighborhood provides a variety of amenities, including parks, schools, and local businesses, making it a self-sufficient and attractive place to live.

Recent Housing Developments

The area is undergoing a significant transformation with the introduction of several major residential projects. Moda on the The Hill is a \$50 million-dollar development delivered in 2022, which includes 225 high-end apartments equipped with luxurious amenities. Additionally, La Collina Terrace offers 26 three-story townhomes, catering to those seeking modern, multi-level living spaces. Complementing these developments is La Collina on The Hill, a project that introduces 58 new single-family homes to the community. Together, these developments are poised to significantly impact the local housing market and community landscape, enhancing the area’s appeal and accommodating a growing population.

Overall, The Hill combines historical charm with modern conveniences, offering a unique and vibrant living experience in St. Louis.

Demographics	Population	Households	Avg HH Income	Businesses	Employees
1 Miles	11,921	6,801	\$93,939	726	11,521
3 Miles	167,740	88,775	\$102,609	6,916	111,008
5 Miles	366,462	181,792	\$106,674	17,994	300,225

LOCATION



Food & Beverage

1. Olivia on The Hill
2. Rock Star Tacos
3. Rigazzi's
4. Guido's Pizzeria & Tapas
5. Adriana's on The Hill
6. Charlie's Market & Deli
7. Dominics
8. Milo's Tavern
9. Vitale's Bakery
10. Mama's on The Hill
11. Zia's on The Hill
12. Missouri Baking
13. Lorenzo's Trattoria
14. Gioia's Deli
15. Carnivore STL
16. Charlie Gitto's on The Hill
17. Sado
18. Shaw's Coffee Ltd
19. Pit Stop STL
20. Anthonino's Taverna
21. Joe Fassi's Sausage & Sandwich Factory
22. Joey B's on The Hill
23. Wendy's
24. Hardee's
25. 2nd Shift Brewing
26. Pete's Italian Baking Co
27. Chocolate Chocolate Chocolate Company
28. Favazza's on the Hill
29. Southwest Market Cuisine

Residential Developments

1. La Collina Terrace
2. Moda at The Hill
3. La Collina on The Hill

Shopping

1. The Hill Antique Market
2. DiGregorio's Italian Market
3. Volpi Foods
4. Randall's Wines & Spirits

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