# 2.34 Acre Redevelopment Opportunity

2650 Tyrell Drive | St. Louis, MO 63138

CBRE

# Offering Guidelines

## PROPERTY VISITATION AND COMMUNICATION

CBRE invites you to learn more about 2650 Tyrell Drive by reviewing this Offering Memorandum and touring the community. Please contact any of the individuals noted on the Offering Memorandum to arrange a site visit. Please address all communications, inquiries and requests to the CBRE Team, as representatives of the Seller. On-site management should not be contacted as to accommodate the property's ongoing operations. Tours will include access to a sampling of units and all common areas.

## DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, operating statements, rent roll and other information that should be useful in your evaluation of the property.

## OFFER SUBMISSION

Please direct offers to Matt Bukhshtaber and/or Kenin Halilovic. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) due diligence and closing time frames and 4) a description of the debt and equity structure. The Seller is desirous of negotiating with a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.

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## CONTACT

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# Executive Summary

CBRE, as exclusive investment advisor and broker, is pleased to offer for sale 2650 Tyrell Drive (the “Property”). The Property was previously a YMCA. With 2.34 acres available, 2650 Tyrell Drive is ideally suited for multifamily, hotel, senior living, or mixed-use space redevelopment.

Only 2.5 miles from I-70, 8 miles from Lambert-St. Louis International Airport and 10 miles from downtown St. Louis, this property is in a prime location with easy access to the city’s cultural and recreational attractions, making it an ideal investment opportunity in the St. Louis MSA.

## SALE PRICE: $900,000

# Property Details

## LOCATION

2650 Tyrell Drive
St. Louis, MO 63108

## SALE PRICE

$900,000

## ZONING

R-3 Low Density Multiple-Family Dwelling District

## LAND AREA

2.34 Acres

## PARCEL NUMBER

12G241144

## POTENTIAL USES

- Multifamily
- Hotel
- Senior Living
- Mixed-Use

# Investment Highlights

- Ideally suited for multifamily, hotel, senior living, or mixed-use space redevelopment
- Prime location close to retail, schools, and major employment hubs
- Strong workforce housing demand in North St. Louis County supporting stable occupancy and cash flow
- Proximity to the University of Missouri–St. Louis (UMSL), which supports sustained rental demand, along with close access to Express Scripts, a major regional employment hub driving strong renter and workforce activity
- Close proximity to the $1.8 billion dollar Boeing defense campus expansion redevelopment providing improved occupancy demand
- Excellent access to Hwy 70 and Hwy 270; less than 10 miles from Lambert-St. Louis International Airport and 14 miles to downtown St. Louis


# SITE LOOKING SOUTH


# SITE LOOKING EAST

# Affiliated Business Disclosures

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.
If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## DISCLAIMERS

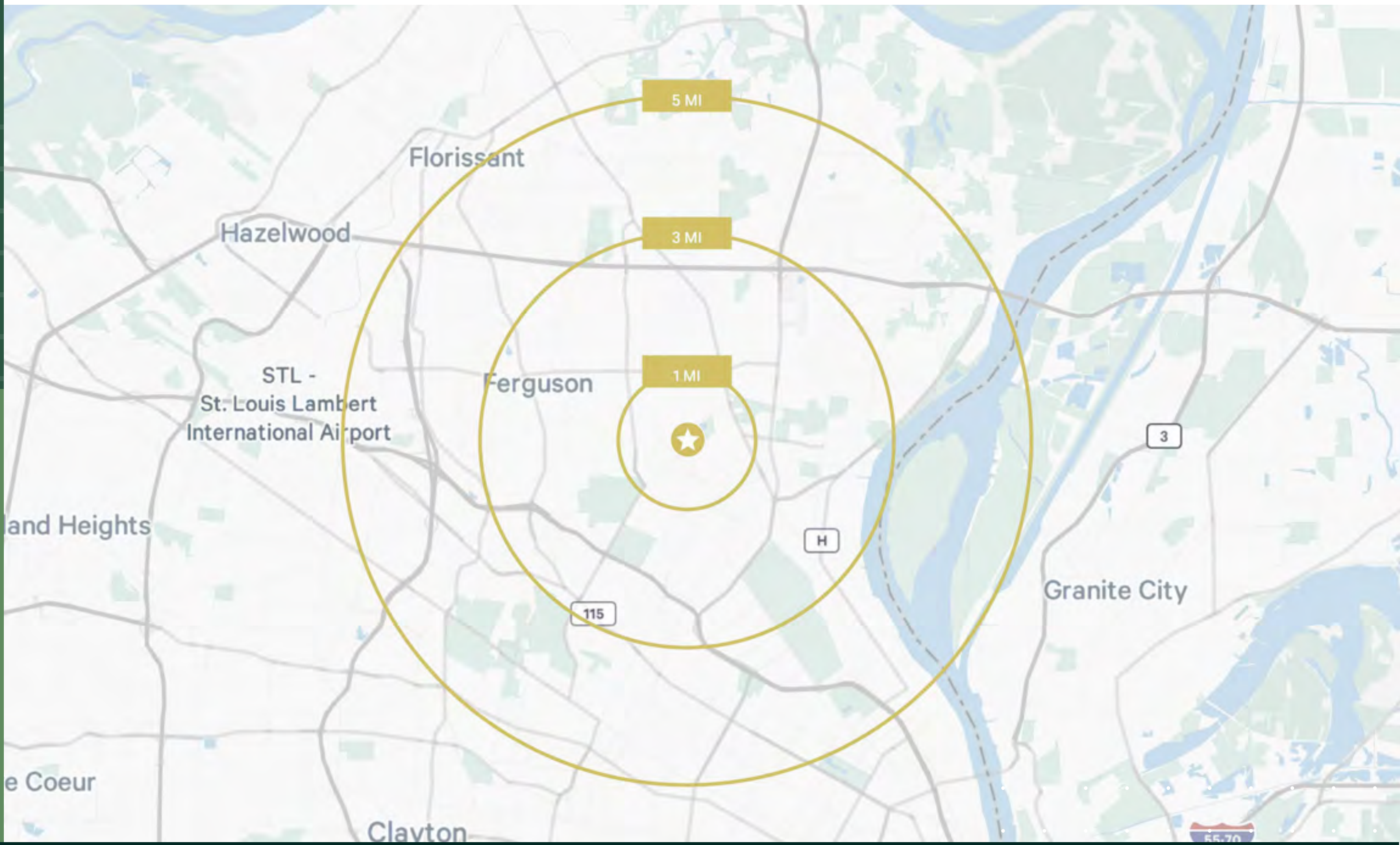
This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Some of the information may have been derived or generated by or with the assistance of artificial intelligence ("AI-generated content"). CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information, including any AI-generated content, contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information, including any AI-generated content, is solely at your own risk.

# Area Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Population | 13,426 | 91,903 | 212,263 |
| Median Age | 36.2 | 39.2 | 38.6 |
| Average Household Size | 2.23 | 2.32 | 2.36 |
| Rent Occupied Units | 3,891 | 18,999 | 41,991 |
| Avg. Household Income | $44,217 | $58,682 | $64,478 |
| Avg. Home Value | $152,718 | $203,079 | $191,510 |
| Daytime Population | 11,017 | 79,087 | 184,488 |
| College Degree or Higher | 927 | 11,044 | 28,520 |




## Contact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