



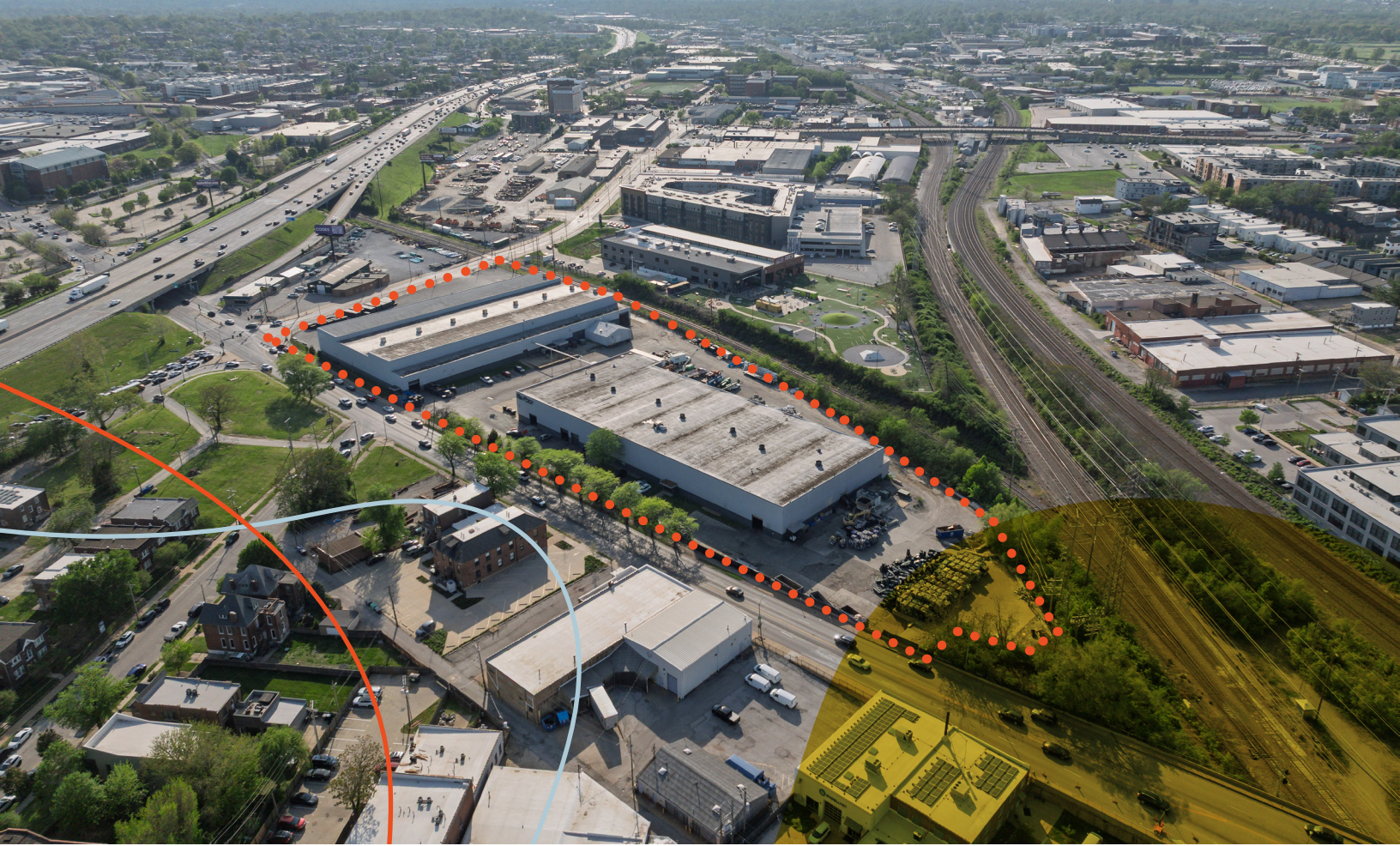
1525-1625 S Vandeventer Ave

ST. LOUIS, MO 63110

7.9 ACRE SITE OFFERS IMMEDIATE ACCESS TO I-44

FLEXIBLE ZONING: INDUSTRIAL, MIXED-USE APARTMENTS,
RETAIL, CONDOS, HOSPITALITY & SELF-STORAGE

CBRE



1525-1625 S. Vandeventer Avenue

This prime development site at 1525-1625 S. Vandeventer Avenue offers an unparalleled opportunity for transformation. Its strategic location, just one block from I-44 and approximately one mile from I-64, ensures exceptional visibility and seamless connectivity, making it ideal for a diverse range of uses including industrial, mixed-use residential, retail, condominiums, self-storage, or hospitality.

Nestled near the iconic Missouri Botanical Garden, the property offers convenient access to amenities, and world-class cultural institutions. The vibrant Forest Park Southeast neighborhood has experienced significant

revitalization, creating a dynamic urban environment where historic charm meets modern dining, entertainment, and an active lifestyle. Residents and visitors will appreciate quick access to multiple universities, entertainment venues, shopping destinations, and efficient public transportation, providing seamless connections to major employment centers across St. Louis.

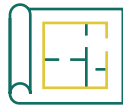
Property Specification



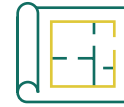
Forest Park SE
Location



56,000 SF
Building 1 Sq. Ft.



68,000
Building 2 Sq. Ft.



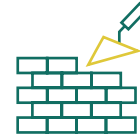
346,500
Site Sq. Ft.



7.955
Acres



K
Zoning



1946
Year Built



Opportunity Zone “K” Unrestricted Zoning



The property zoning supports a comprehensive array of redevelopment possibilities, ideal for industrial, mixed-use apartments, retail, condominiums, hospitality, or self-storage. Further enhancing its appeal, the property’s location within an Opportunity Zone provides significant tax incentives for future development projects.

Potential Site Uses



Industrial (Current Use)



Hospitality



Mixed-Use Apartments



Self-Storage

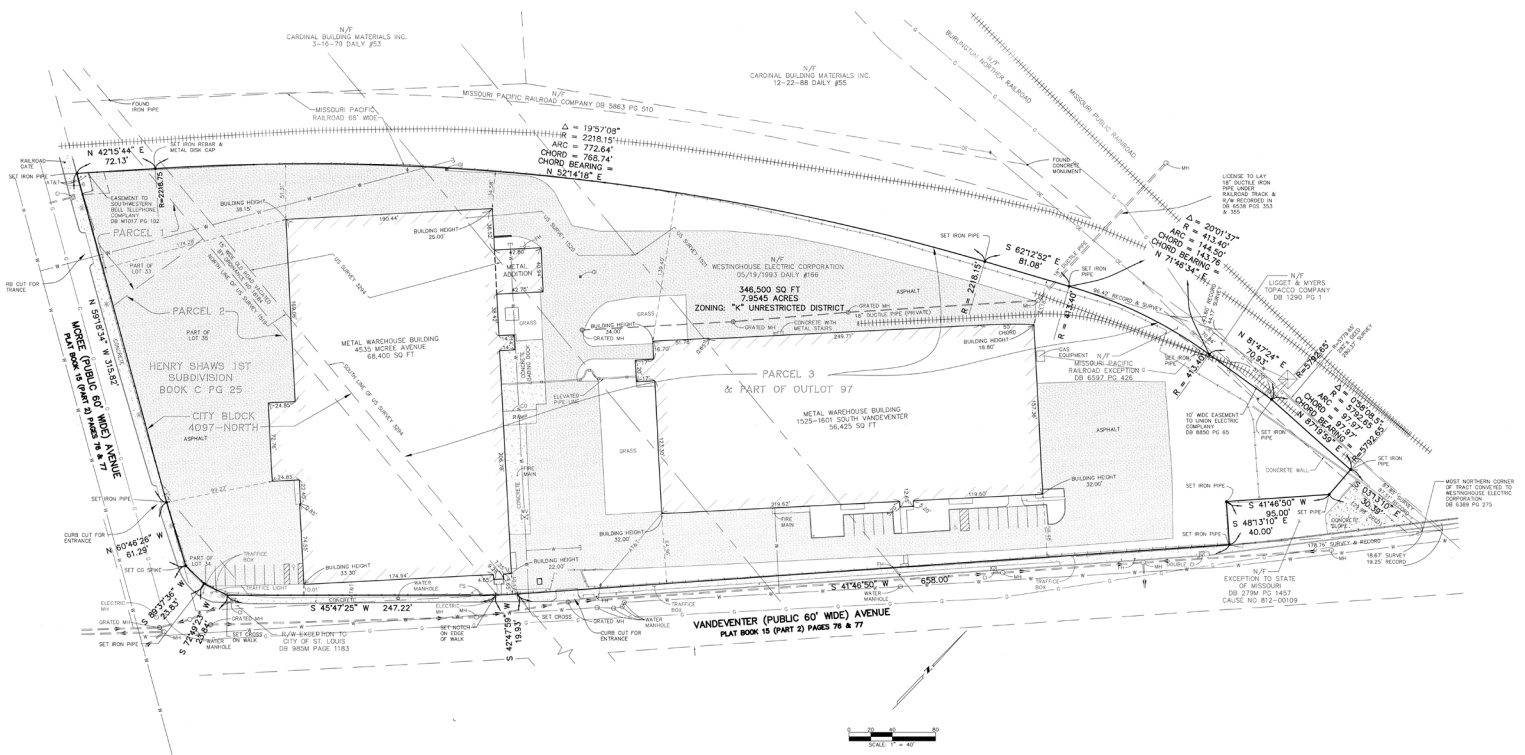


Retail



Medical Office

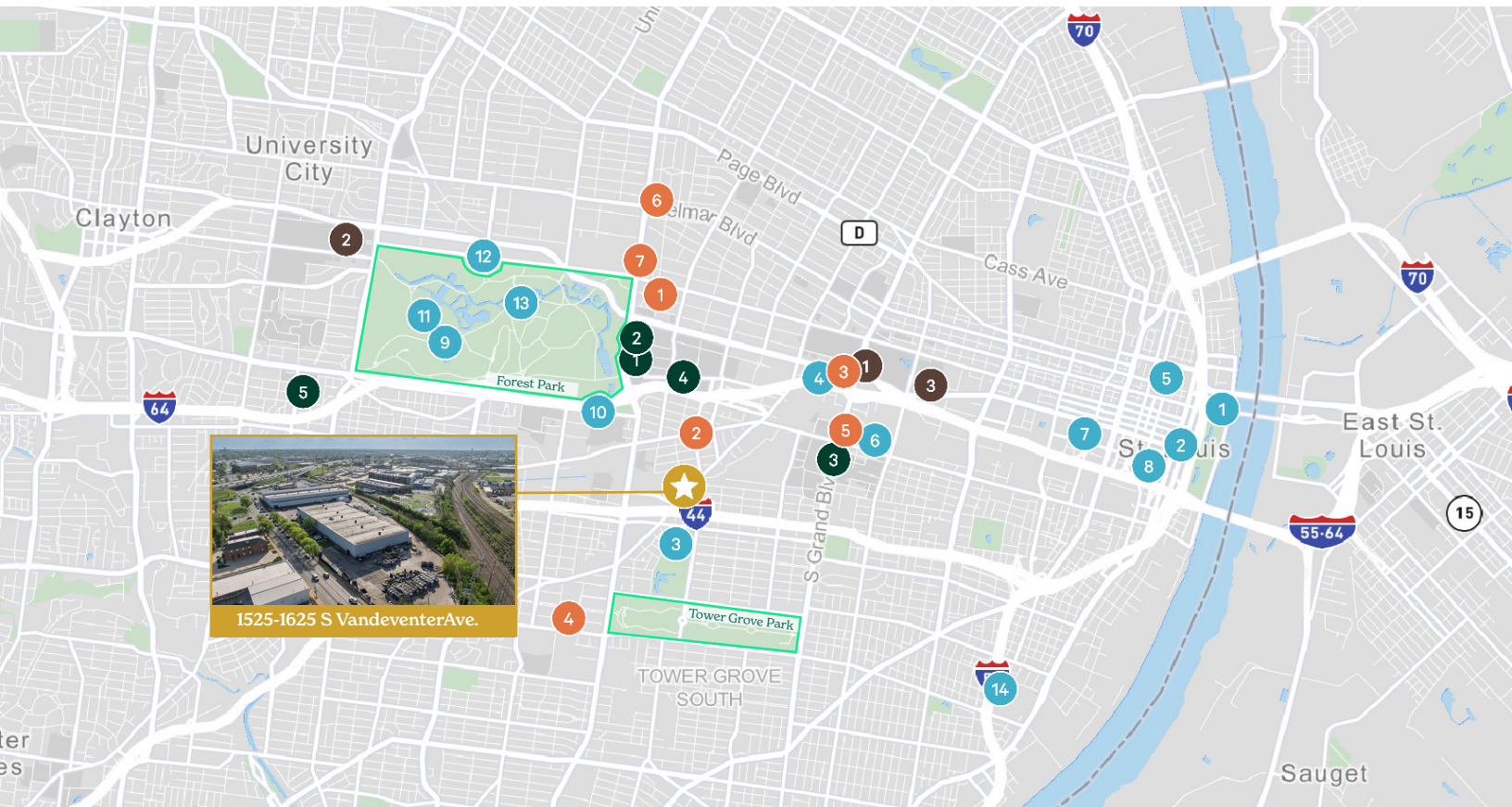
Site Plan



Trade Aerial



Amenity Map



Schools

- ① Saint Louis University
- ② Washington University
- ③ Harris-Stowe State University

Hospitals

- ① Barnes-Jewish Hospital
- ② St. Louis Children's Hospital
- ③ SSM Saint Louis University Hospital
- ④ Shriners Children's St. Louis
- ⑤ SSM Health St. Mary's Hospital St. Louis

Grocery Stors

- ① Whole Foods Market
- ② City Greens Market
- ③ Fresh Thyme Market
- ④ Schnucks
- ⑤ Target
- ⑥ ALDI
- ⑦ Straub's Market

Attractions

- ① Gateway Arch National Park
- ② Forest Park
- ③ Missouri Botanical Garden
- ④ City Foundry STL
- ⑤ The Dome at America's Center
- ⑥ Topgolf
- ⑦ Enterprise Center
- ⑧ Busch Stadium
- ⑨ Saint Louis Zoo
- ⑩ Saint Louis Science Center
- ⑪ Saint Louis Art Museum
- ⑫ Missouri History Museum
- ⑬ The Muny
- ⑭ Anheuser-Busch Brewery



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