



A STRATEGIC FOOTHOLD IN THE PATH OF PROGRESS

HISTORIC VALUE-ADD OPPORTUNITY | HYDE PARK, ST. LOUIS

2000–2014 Salisbury Street, Saint Louis, MO 63107



THE OPPORTUNITY AT A GLANCE

ACQUISITION PRICE

\$230,900

SCALE

±12,690 SF

3 Stories + Basement

ZONING

**NEIGHBORHOOD
COMMERCIAL (F)**

STATUS

**OFF-MARKET /
AS-IS CONDITION**

A rare acquisition opportunity priced effectively below replacement cost. This is a substantial multi-purpose brick building positioned for a complete strategic repositioning.



HISTORIC BONES. MODERN POTENTIAL.



The Asset: Substantial 3-story brick construction on a corner lot.



The Price: \$230,900 Asking – Below replacement cost.



The Catalyst: 1.5 miles from the \$1.7B NGA West Intelligence Campus.



The Opportunity: Blank canvas for adaptive reuse or mixed-use conversion.

ANCHORED BY GROWTH

The property sits in the orbit of a major federal economic driver.

- The Catalyst: 1.5 miles from the National Geospatial-Intelligence Agency (NGA) West Campus.
- Impact: A 97-acre intelligence campus housing 3,000+ employees.
- Timeline: 712,000 SF office building opened September 2025.





HYDE PARK: HISTORIC CHARM MEETS REVITALIZATION

- Located in one of North St. Louis' most dynamic districts.
- A burgeoning, vibrant community seeing renewed public and private interest.
- Traffic Count: ±10,000 vehicles per day along adjacent corridors (East to West).

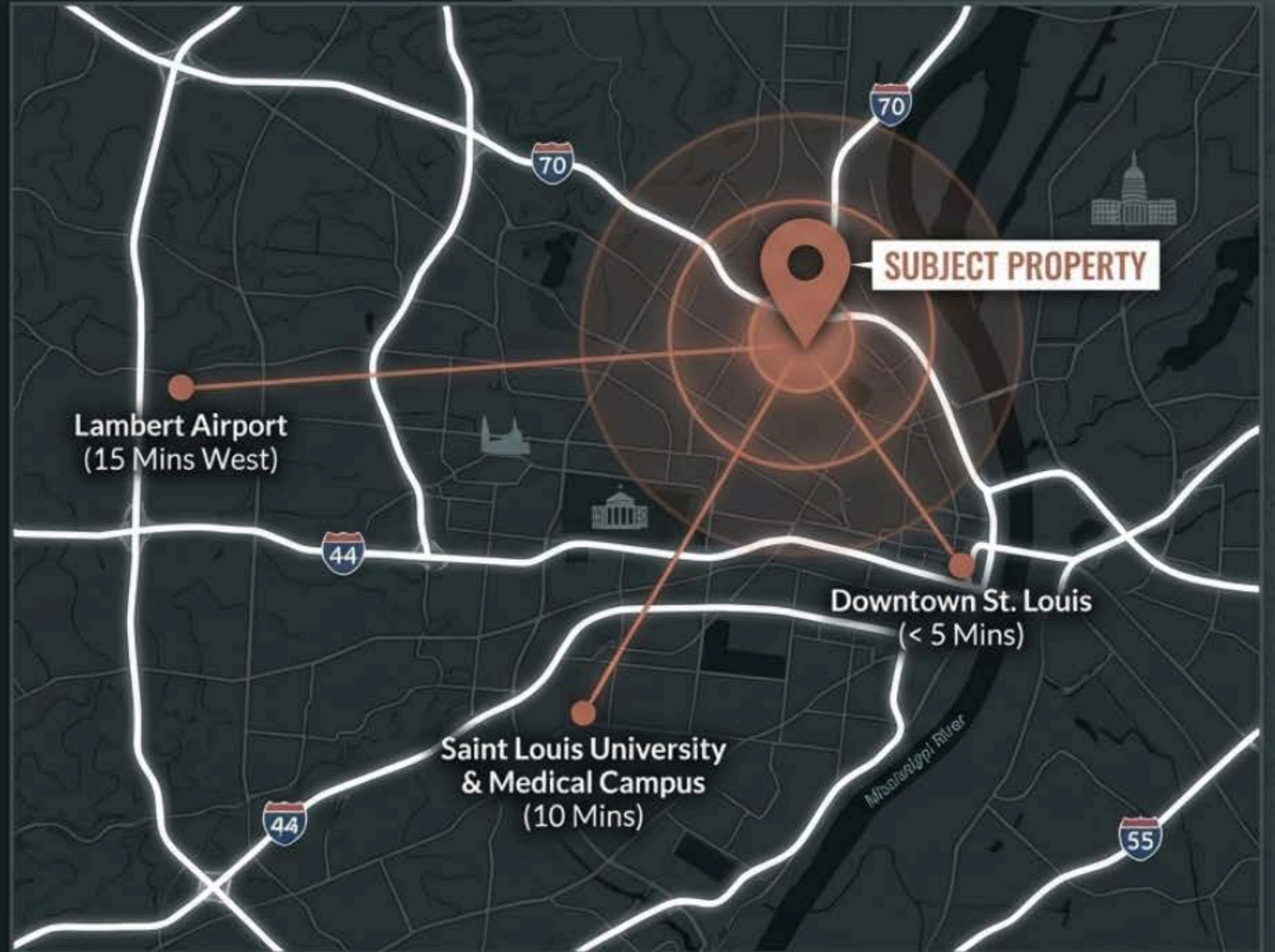
THE CONTEXT: HISTORIC HYDE PARK



A vibrant, burgeoning neighborhood in North St. Louis. The property sits directly within a district defined by historic architecture and community revitalization.

THE CENTER OF CONNECTIVITY

- Less than $\frac{1}{3}$ mile to I-70, I-44, and I-55
- **Daily Traffic Count:** $\pm 10,000$ vehicles on adjacent corridors



THE CATALYST: NGA WEST CAMPUS

**\$1.7 BILLION
INVESTMENT**

3,000+ JOBS

1.5 MILES AWAY

The new National Geospatial-Intelligence Agency campus is a major driver for housing and retail demand in North St. Louis.



THE ASSET: CORNER LOT PRESENCE




Built: 1924

Construction: Brick / Stone Foundation

Parking: ±16 Off-Street Spaces

Frontage: Significant visibility on Salisbury St.

THE CANVAS: VOLUME & HISTORIC DETAIL

- 
- Original Pressed Tin Ceilings
 - Expansive Open Floor Plates
 - Structurally Distinct Masonry

A shell condition asset ready for a visionary renovation.

FLEXIBLE FLOOR PLATES



Level 1

Level 2

Level 3

$\pm 4,000$ SF Average Per Floor

ZONING & STRUCTURAL FLEXIBILITY

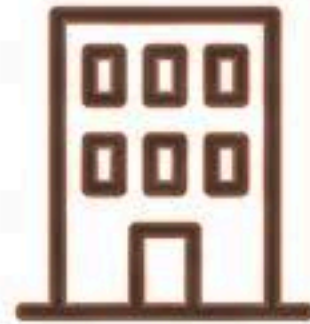
Classification: "F" Neighborhood Commercial District



F Neighborhood Commercial
Zoning Map



Retail
(Current Use)



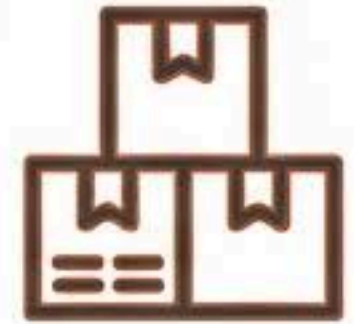
Multi-Family /
Lofts



Creative
Office



Restaurant /
Hospitality



Storage /
Warehouse

A TRUE BLANK SLATE

- Sold 'As-Is' for a clean break from past infrastructure.
- Zero current NOI allows for immediate value-add execution.
- Customize MEP systems without retrofitting existing layouts.

ADAPTIVE REUSE SCENARIO: MIXED-USE



ALTERNATE USE: LOGISTICS & STORAGE

Low-Cost Conversion Strategy:

- Climate-controlled self-storage
- Last-mile warehousing/logistics
- Minimal tenant overhead compared to residential finish levels



MARKET VALUE ANALYSIS: COMPARABLE SALES

Total Sale Price



SIGNIFICANT EQUITY SPREAD
AVAILABLE POST-RENOVATION

Total Sale Price

THE VALUE ARBITRAGE MATRIX

Property Address	Sale Price	Building Size	Price Per SF
2000 Salisbury St	\$230,900	12,690 SF	\$18.19
1900 Carr Dr	\$500,000	10,443 SF	\$47.88
1522 N 17th	\$390,000	Retail C	N/A
1432 Mallinckrodt	\$274,815	5,070 SF	\$54.20
4066 St Louis Ave	\$225,000	4,276 SF	\$52.61

**Subject
Property is
offered at
~65% below
the
average PSF
of its peers.**

FINANCIAL OVERVIEW

ASKING PRICE:
\$230,900

Low Carrying Costs (2024):

- Tax Assessment: \$34,900
- Annual Taxes: ~\$3,494

Risk Profile:

- Clean Title History
- Long-term Ownership (10+ Years)
- No defaults in available records

Public Record History

Assessment Year	2025	2024	2023
Assessed Value - Land	\$2,600	\$2,800	\$4,600
Assessed Value - Improvements	\$31,300	\$32,100	\$30,500
Total Assessed Value	\$33,900	\$34,900	\$35,100
Assessor Market Value Year	2025	2023	2023

THE VALUE-ADD STRATEGY

ACQUISITION

Secure asset
at ~\$18/SF.

RENOVATION

Update MEP systems
& Restore finishes.

STABILIZATION

Lease to diverse
tenant mix.

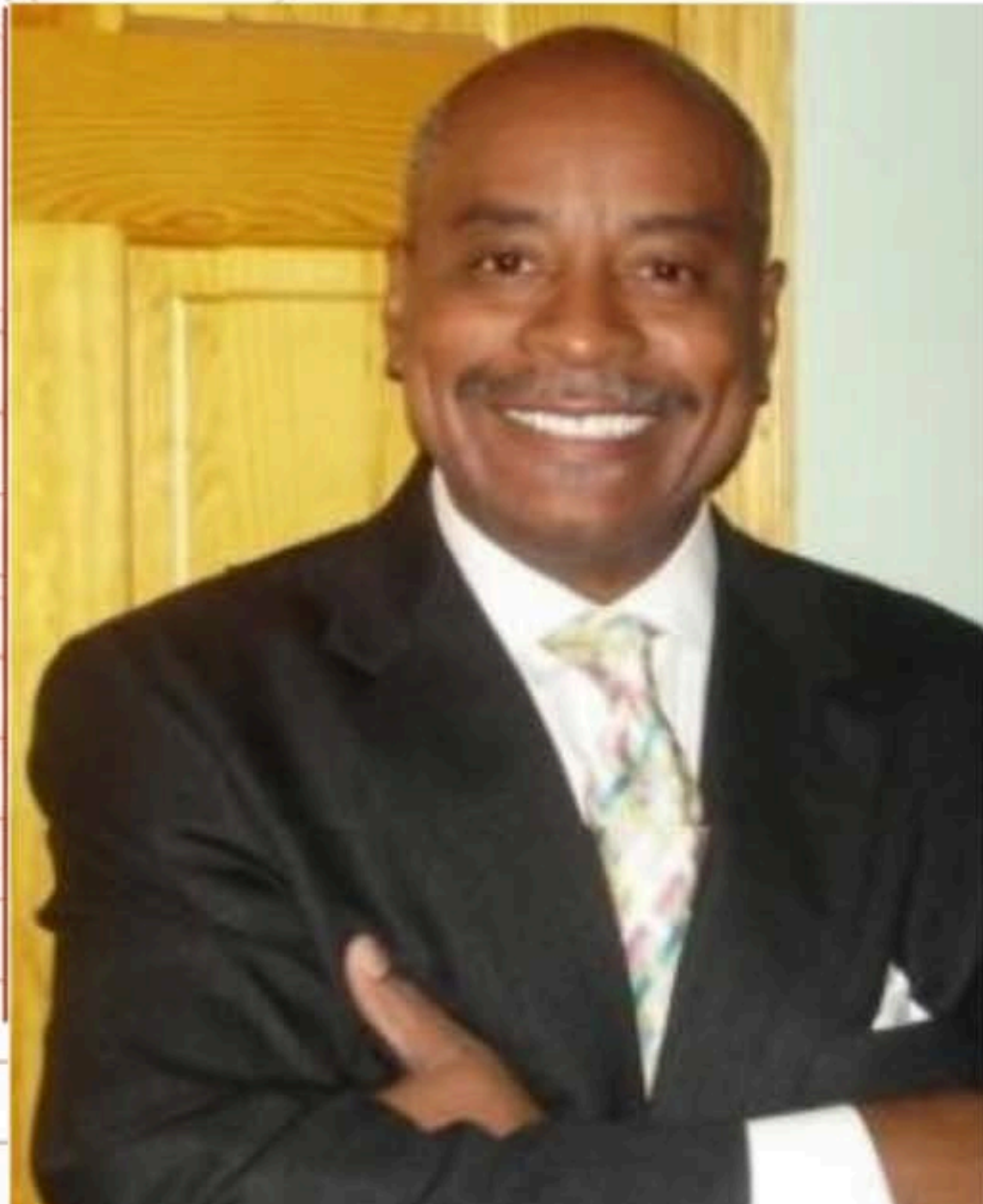
EXIT / REFI

Refinance on
NOI or Sell.

Low annual taxes (\$3,494) minimize carrying costs during renovation.

INVESTMENT GUIDANCE

BOBBY ESKRIDGE | ALPHA RESOURCES



30+ Years Experience in St. Louis residential and commercial markets. Active since the early 1980s.



Owner/Operator Mindset: Extensive personal experience owning, refurbishing, and managing rental properties.

CAPITALIZE ON THE UPSIDE

13,000 SF | CORNER LOT | \$230K ENTRY | NGA PROXIMITY

GUY

Bobby Eskridge

Alpha Resources

(314) 397-0934

bobby@stlouisrealestateguy.com

License # 1999015855