



DEVELOPMENT ASSEMBLAGE

NORTH ST. LOUIS

Cass Avenue | N. 15th | N. 16th

13-PARCEL ASSEMBLAGE

CASS AVENUE • NORTH 15TH • NORTH 16TH



13-PARCEL

CASS AVENUE ASSEMBLAGE

A prominent North St. Louis offering combining land, multiple street frontages and existing improvements, including the former Cass Avenue Bank.

13

PARCELS

2.40

APPROX. ACRES

3

STREET FRONTAGES

ST. LOUIS, MISSOURI

Presented by Tumminello Realty

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PARCEL CONFIGURATION

The highlighted parcels below comprise the offering. Surrounding parcels shown in gray are not included.



CASS AVENUE

- 1 1501 Cass Ave
- 2 1511 Cass Ave
- 3 1513 Cass Ave
- 4 1519 Cass Ave
- 5 1523 Cass Ave

NORTH 15TH STREET

- 6 1512 N 15th St
- 7 1515 N 15th St
- 8 1533 N 15th St
- 9 1537 N 15th St
- 10 1543 N 15th St

NORTH 16TH STREET

- 11 1514 N 16th St
- 12 1522 N 16th St
- 13 1530 N 16th St

TOTAL RECORDED LAND AREA

104,618.25 SQ. FT.

2.4017 ACRES

Marketing acreage: approximately 2.40 acres. Total is based on available tax records and recorded parcel dimensions. Buyer to independently verify acreage, boundaries and all parcel information.

**13-PARCEL ASSEMBLAGE**

Approximately 2.40 acres across Cass Avenue, N. 15th and N. 16th

PROPERTY COMPONENTS

- **Former Cass Avenue Bank**

The interior has been gutted, providing a clean slate for a future renovation or adaptive-reuse plan.

- **Former truck terminal**

Following renovation, the building could provide functional terminal and office space.

- **Land assemblage**

Thirteen listed parcels with frontage along Cass Avenue, North 15th Street and North 16th Street.

LOCATION CONTEXT

- North St. Louis location near Downtown and Interstate 70.
- Near the National Geospatial-Intelligence Agency campus at Jefferson and Cass Avenues.
- The \$1.7 billion NGA campus officially opened in September 2025.

ACCESS + DUE DILIGENCE

All showings are by confirmed appointment only. Advance notice is required to coordinate access. Do not enter any structure without prior authorization from the listing agent. Buyer to independently verify condition, utilities, zoning, allowable uses and suitability for the buyer's intended plans.