

THE OFFERING

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INTELICA CRE
COMMERCIAL REAL ESTATE

WEBSTER GROVES REDEVELOPMENT OPPORTUNITY

± 2.24 ACRES AT E. LOCKWOOD AND PLANT AVENUES

THE OFFERING

Intelica Commercial Real Estate is pleased to offer for sale a rare \pm 2.24 acre redevelopment site in the heart of Webster Groves, MO. Situated on the highly visible corner of E. Lockwood and Plant Avenues, the site offers an unparalleled opportunity for residential, multi-family, senior living, or mixed-use development within walking distance to vibrant downtown Webster and Old Orchard.



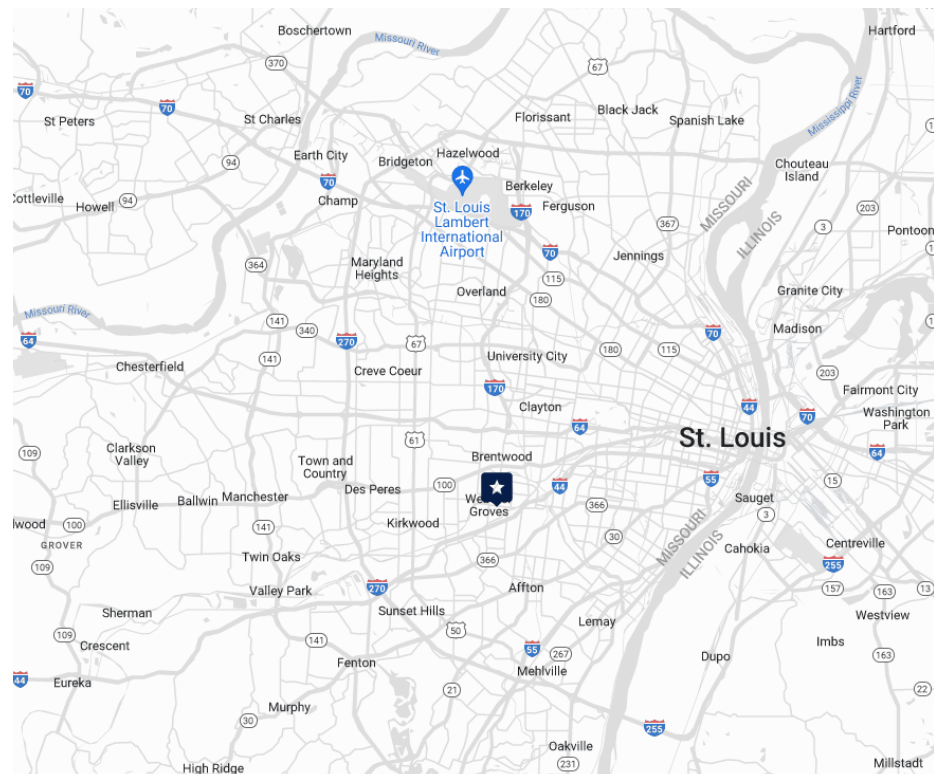
INVESTMENT HIGHLIGHTS

TOP PERFORMING SUBMARKET

- Voted "Best Place to Live" in St. Louis area by Riverfront Times "Best Of" publication
- Recognized as "America's 100 Best Places to Live"
- "Triple A" Rated Schools
- Among St. Louis' highest median household income and home values
- Low vacancy and strong rents in all asset classes

HIGH BARRIERS TO ENTRY

- Limited land for new construction

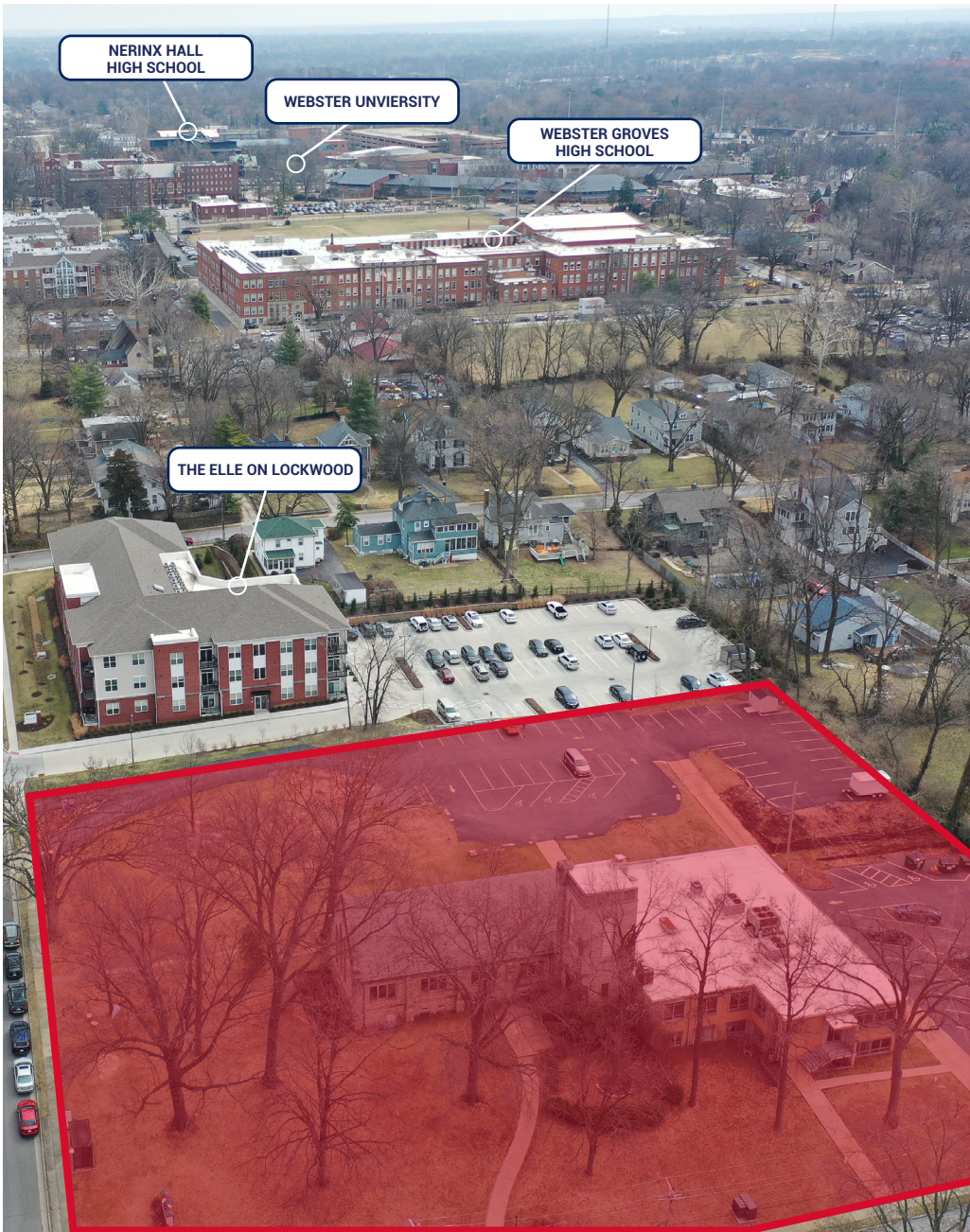


SITE OVERVIEW



Addresses	204 E Lockwood Avenue 1
	212 E Lockwood Avenue 2
	24 Plant Avenue 3
Year Built	Church: 1936
	School: 1955
Building Size (SF)	Church: 3,348 SF
	School: 6,940 SF
	Total: 10,288 SF
Construction	Masonry
Lot Size (AC)	204 E Lockwood: 1.13 Acres
	212 E Lockwood: 1.11 Acres
	24 Plant Avenue: 0.25 Acres
	Total: 2.24 Acres
Parcel Number	23K-44-0384
	23K-44-0340
	23K-44-0263
Zoning	64A1
	64A1
	64A3

SITE PICTURES



ABOUT WEBSTER

LIVE

Webster Groves is known for its tree-lined streets, abundance of single-family homes, walkable neighborhoods, and historic business districts. The City also has an active Parks and Recreation Department, stable taxes, and "Triple A" rated schools. With all this, Webster Groves is considered a premier place to live, work, and raise a family. Multiple senior living facilities provide the ability for residents to continue to stay in Webster Groves. In 2011, Webster Groves was No. 61 on CNN's Money Magazine's "Top 100 Best Places to Live" list. In 2015, the community was voted by local residents as the "Best Place to Live" in the St. Louis area in the Riverfront Times "Best of" publication.

WORK

With multiple business districts and industrial parks, Webster Groves offers a variety of options for locating or expanding your business. The districts stay active through various events and community activities, and they are able to provide pedestrian amenities, landscaping, and business promotion through multiple venues. Webster Groves is already the home to several corporate offices, research facilities, and retail hubs including Weekends Only Furniture & Mattress, Owen Development, ICL Performance Products, and Crazy Bowls & Wraps.

PLAY

In the heart of Webster Groves is the main campus of the international Webster University which houses the infamous Loretto-Hilton Theatre and the Webster University Theatre. The Loretto-Hilton is the residence of the nationally known St. Louis Repertory Theater and the Opera Theatre St. Louis. The City has seventeen community parks, three bird sanctuaries, the Recreation Center with an outdoor pool and indoor ice rink, and the Algonquin Golf Club within its limits.

Throughout the year, Webster Groves hosts many artistic and cultural events which include the Old Webster Jazz & Blues Festival, Art & Air, the Gazebo Park Concert & Movie Series, Community Days, Old Webster Street Dance, and Christmas Open House. The City has a weekly Farmers Market from April through October with local meat, bakery items, and produce.

In 2013, the Missouri Arts Council granted Webster Groves the "Creative Community" award. It acknowledged Webster Groves as a premier community abounding in public art, galleries, arts education organizations, festivals, and performing groups.

ABOUT WEBSTER

TRAFFIC/ TRANSPORTATION

- Easily accessible to Interstates 64/40, 170, and 270
- 10-minute drive to Downtown St. Louis and the Clayton Central Business District
- 20-minute drive to Lambert St. Louis International Airport
- 8 miles southwest of City of St. Louis
- Average commute is 19.3 minutes



POPULATION / REAL ESTATE

- Population: 22,995
- Median Age: 41
- Median Household Income: \$78,800
- Median House Value: \$243,900

EMPLOYMENT & INDUSTRY

- 12,280 employees
- Over 700 businesses
- Major Employers: Webster University, Webster Groves School District, and Lutheran Senior Services
- Home to several corporate offices, research facilities, and retail hubs like Weekends Only Furniture & Mattress, Owen Development, and Crazy Bowls & Wraps

AMENITIES

- 17 community parks, outdoor pool, indoor ice rink, and Recreation Center



OFFERING INFORMATION

The Offering Memorandum is a summary of facts relating to the Property based upon information reasonably believed to be accurate, but not verified. Accordingly, no representation or warranty, expressed or implied, is made with respect to its accuracy, nor does it purport to be all-inclusive or to contain all of the information that prospective purchasers may need or desire. All information regarding cash flow, rent/unit mix, site layout, building description, zoning, parking, storage, utilities/services, jurisdiction, property tax, flood hazard, common amenities, unit interiors, mechanical/electrical/plumbing, estimated square footage (for the Property and comparables), along with all other information presented in this brochure, should be independently investigated and confirmed by purchaser. All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Intelica CRE, and therefore may be subject to variation. There may have been changes in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers. You and your advisors should conduct a careful, independent investigation of the Property.

Neither the Owner nor Intelica CRE nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the Contents (defined below), and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the Contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

CONFIDENTIALITY

This Offering Memorandum and the information contained in it, except such information that is a matter of public record or is provided in sources available to the public (such information, as so limited, herein called the "Contents", are of a confidential nature and are not to be made available to persons unless authorized directly from Owner or Intelica CRE. By accepting the Offering Memorandum, you agree that you will hold and treat it with the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the Contents to any other person (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without any prior written authorization of the Owner or Intelica CRE, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Intelica CRE.

OFFER TO SELL

The Owner expressly reserves the right, in its sole discretion, to accept or reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time, with or without notice. Any and all sale proposals are proposals only, are confidential and are contingent upon the negotiation and final execution by the Owner and by the prospective purchaser of a mutually acceptable and definitive contract of sale embodying the full terms of the agreement. All sales offers shall not bind or obligate the Owner or create any liability for the Owner except to the extent expressly provided in a written sales contract duly executed by the Owner and purchaser and containing all the material terms relevant thereto, and any offer shall include such a provision. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer(s) for the Property is approved by the Owner, and a purchase and sale agreement containing all of the terms on which such purchase of the Property is to be consummated, has been fully executed and any conditions to the Owner's obligations thereunder have been satisfied or waived.



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