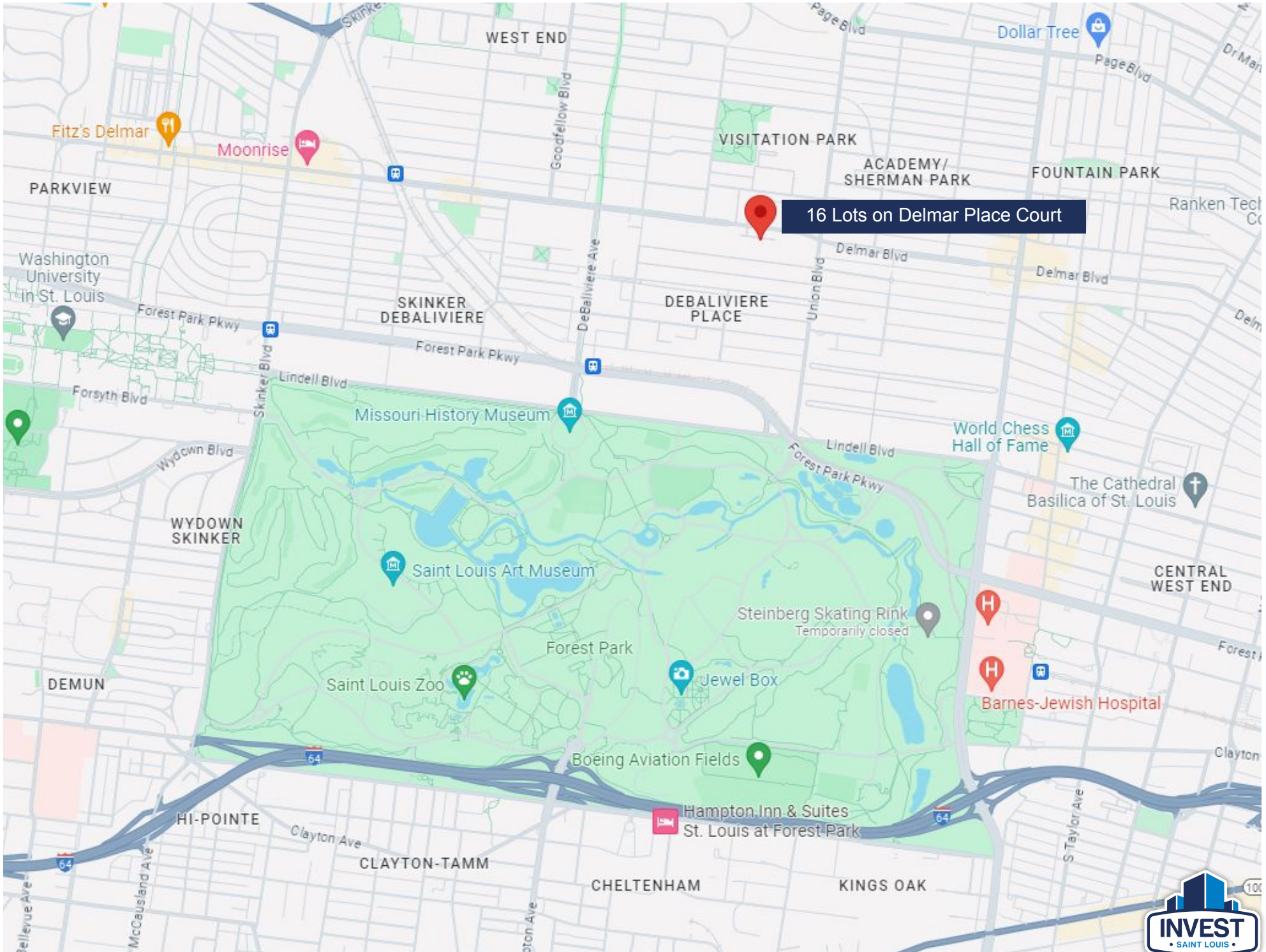




16 Lots on Delmar Place Court & Delmar Boulevard Available Now

Located in the DeBaliviere Place Neighborhood Near the Central West End





16 Lots on Delmar Place Court



Investment Summary

- ◇ Opportunity to purchase 16 lots in a private gated development in the DeBaliviere Place neighborhood overlooking the mansions on Washington Terrace.
- ◇ The lots are located near the Central West End approximately 5 blocks from Forest Park.
- ◇ Each of the lots are zoned E. for multi-family residential and would be ideal for luxury townhomes, which have already been approved by the city of St. Louis.
- ◇ These lots are fully developed with new utility connections for water, sewer, and electric, as well as newer streets and gated access.
- ◇ The surrounding area is currently undergoing a lot of redevelopment activity. There are four brand new townhomes currently under construction within the development.
- ◇ Similar individual lots without utilities in the surrounding area have sold in the range of \$60,000 to \$100,000.
- ◇ Potential list prices for the completed townhomes could range from \$350,000 to \$490,000 depending on size, finishes, and upgrades based on similar-sized townhome sales nearby.



The lots are split up into 2 or 4 lot parcels. All 16 lots are being sold together.

Parcels currently available:

5344-5346 Delmar Boulevard - 2 lots

5354-5356 Delmar Place Court - 2 lots

5360-5366 Delmar Place Court - 4 lots

5400-5406 Delmar Place Court - 4 lots

5410-5416 Delmar Place Court - 4 lots

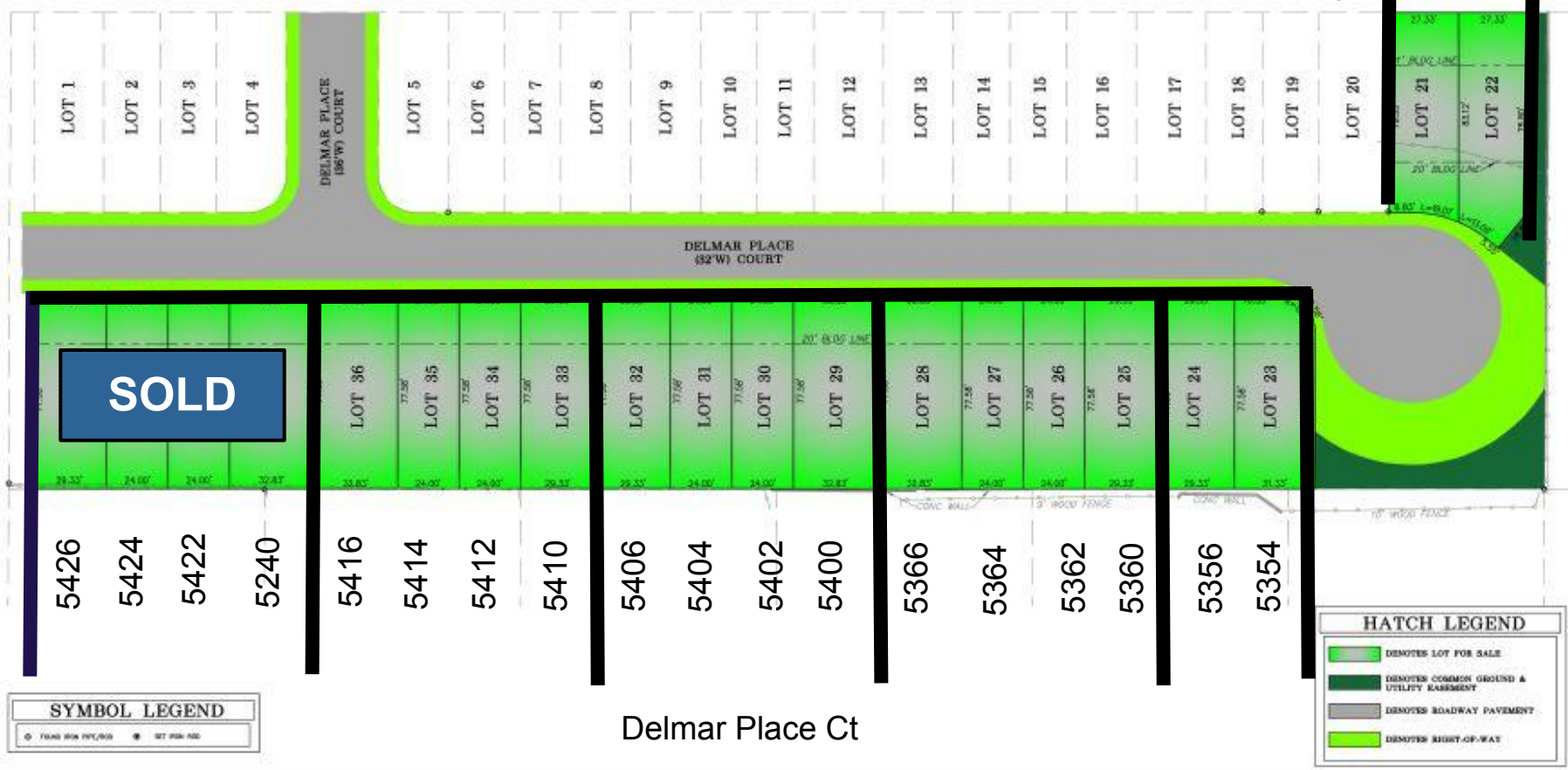
Priced at \$696,000 (\$43,500 per lot).



A SALES PLAT FOR
5346-5426 DELMAR PLACE COURT
 BEING LOTS 21-40 OF
 DELMAR PLACE TOWNHOMES SUBDIVISION,
 PLAT BOOK 08062003, PAGE 0152
 CITY BLOCK 5620, CITY OF ST. LOUIS, MISSOURI



5346 & 5344 Delmar



SOLD

SYMBOL LEGEND

	FLOOD WITH FEELING
	SET BACK REQ

HATCH LEGEND

	DEMOTES LOT FOR SALE
	DEMOTES COMMON GROUND & UTILITY EASEMENT
	DEMOTES ROADWAY PAVEMENT
	DEMOTES RIGHT-OF-WAY

THD DESIGN GROUP, INC.
 your solution for engineering and surveying
 1820 N. B. HWY. #100, SUITE 100
 ST. LOUIS, MO 63107
 PHONE: (314) 433-1100
 FAX: (314) 433-1101
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 CITY BLOCK 5620, CITY OF ST. LOUIS, MISSOURI

PROJECT NUMBER: 18-0204
 DATE: 04/13/2018
 DRAWN BY: DWG

1 OF 1



New Construction Townhomes at
5420-5426 Delmar Place Ct







Invest St. Louis

2309 Thurman Ave.
St. Louis, MO 63110
Office: (314) 325-6201

*Invest St. Louis is a licensed real estate
brokerage in the state of Missouri.*

Disclaimer:

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

16 Lots on Delmar Place Court Saint Louis, MO 63112

Priced at:

\$696,000

Paying Buyer Agents 2.5%

Contact:

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(314) 255-5117
Jordan@InvestSTL.com