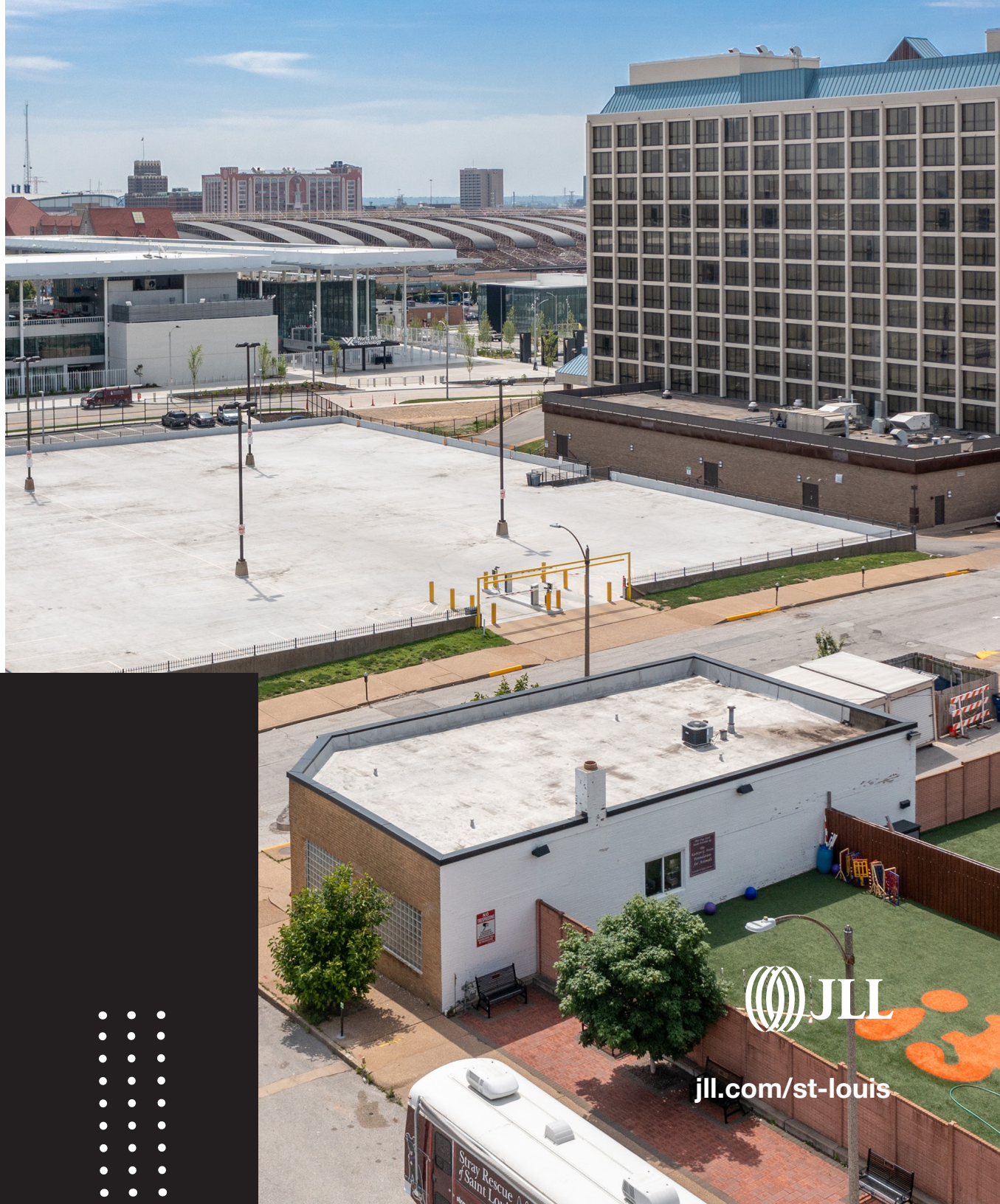


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FOR SALE

± 29,247 SF | 0.67 acres

2320 Pine Street
St. Louis, MO



jll.com/st-louis

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PINE

PRIME REDEVELOPMENT OPPORTUNITY

Situated in close proximity to rapidly developing areas of the city, 2320 Pine Street boasts approximately .67 acres, containing approximately 16,250 SF of building structures. The area is currently zoned Central Business with the City of St. Louis.

ABOUT

Parcel No: 0922-9-025.000

Year built: 1948 (2302 Pine St)
1964 (2320 Pine St)

Land area: 29,247 SF (0.67 acres)

Zoning: I – Central Business District

2022 taxes: Exempt

2320 PINE



INCENTIVES

Opportunity Zone

Enterprise Zone

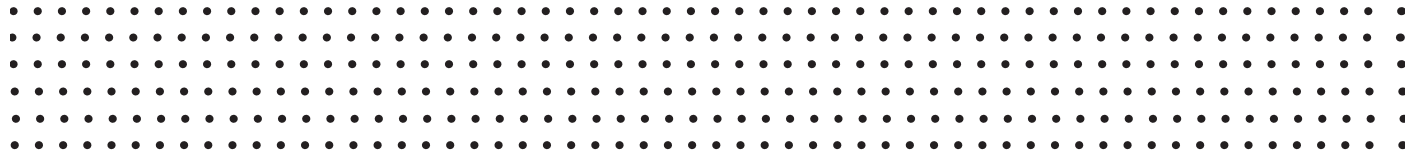
HUB Zone

Community Needs Grant



INVESTMENTS

ESTIMATED 17 PROJECTS TOTALING OVER
\$3.5 BILLION



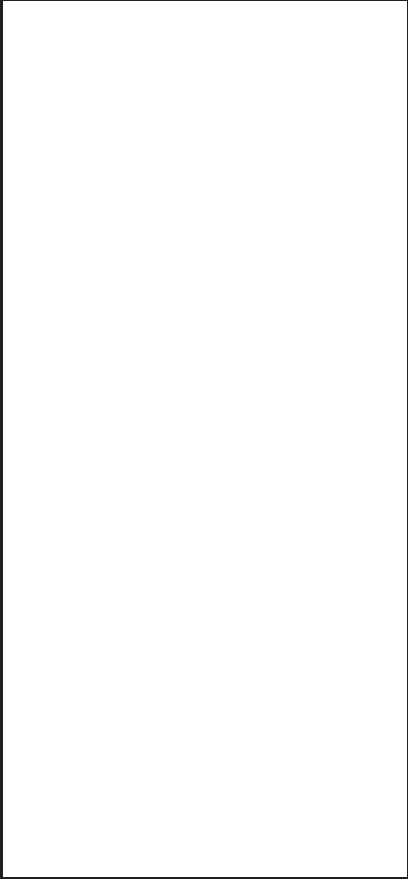
THE BREAKDOWN

- **NGA Campus** - \$1.75billion
- **CITYPARK Soccer Stadium** - \$500million
- **St. Louis Aquarium** - \$160million
- **Jefferson Arms** - \$145million
- **Butler Brothers** - \$130million
- **Museum Hotel** – \$100million
- **St. Louis Public Library** - \$70million
- **Square HQ** - \$70million

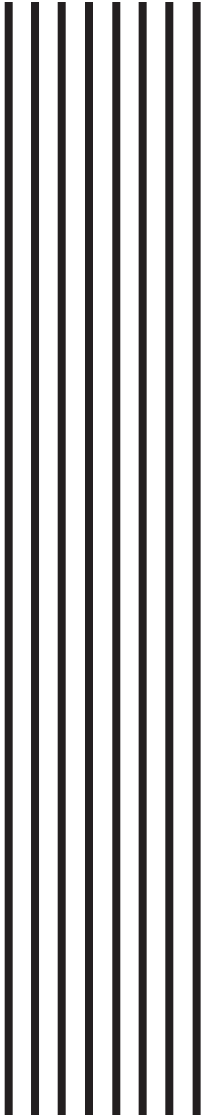
An estimated 17 projects totaling over \$3.5 Billion has been recently invested in Downtown St. Louis.



All project costs are estimates only.

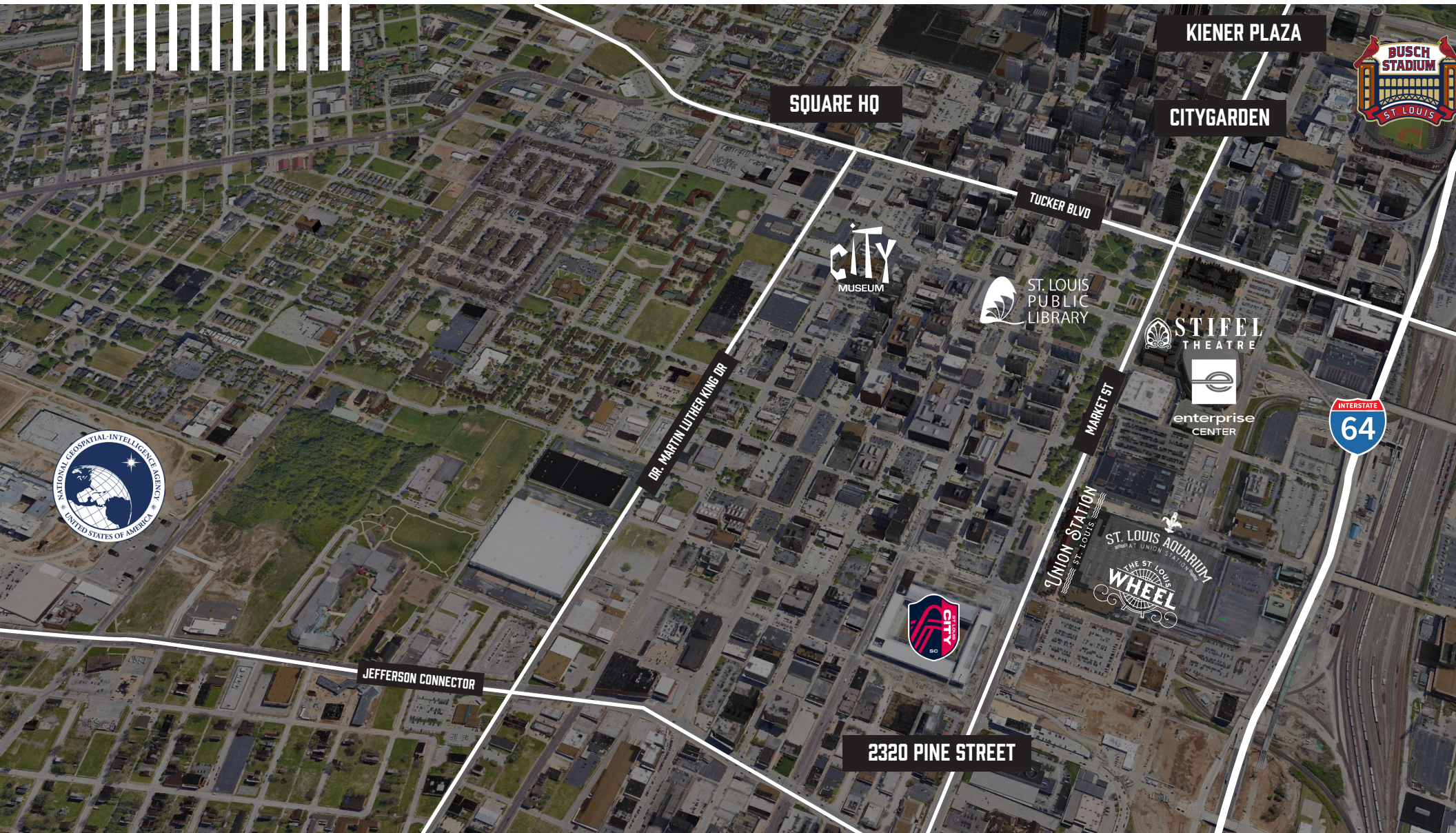


**NEIGHBORHOOD
AMENITIES**



PINE

**2
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THE PULSE OF THE CITY

Downtown St. Louis is the region's hub for tourism, dining and entertainment. Downtown has plenty of activities, filled with culture and fun for all!

+
DOWNTOWN STL

CENTRALLY LOCATED IN THE HEART OF DOWNTOWN ST. LOUIS

Downtown St. Louis is the most diverse, vibrant, culturally and architecturally rich neighborhood in the region. Experience a truly vibrant and walkable neighborhood, explore the architecture, and take a stroll to a national monument. All that and more make Downtown unique and have made Downtown the fastest growing neighborhood in the region.

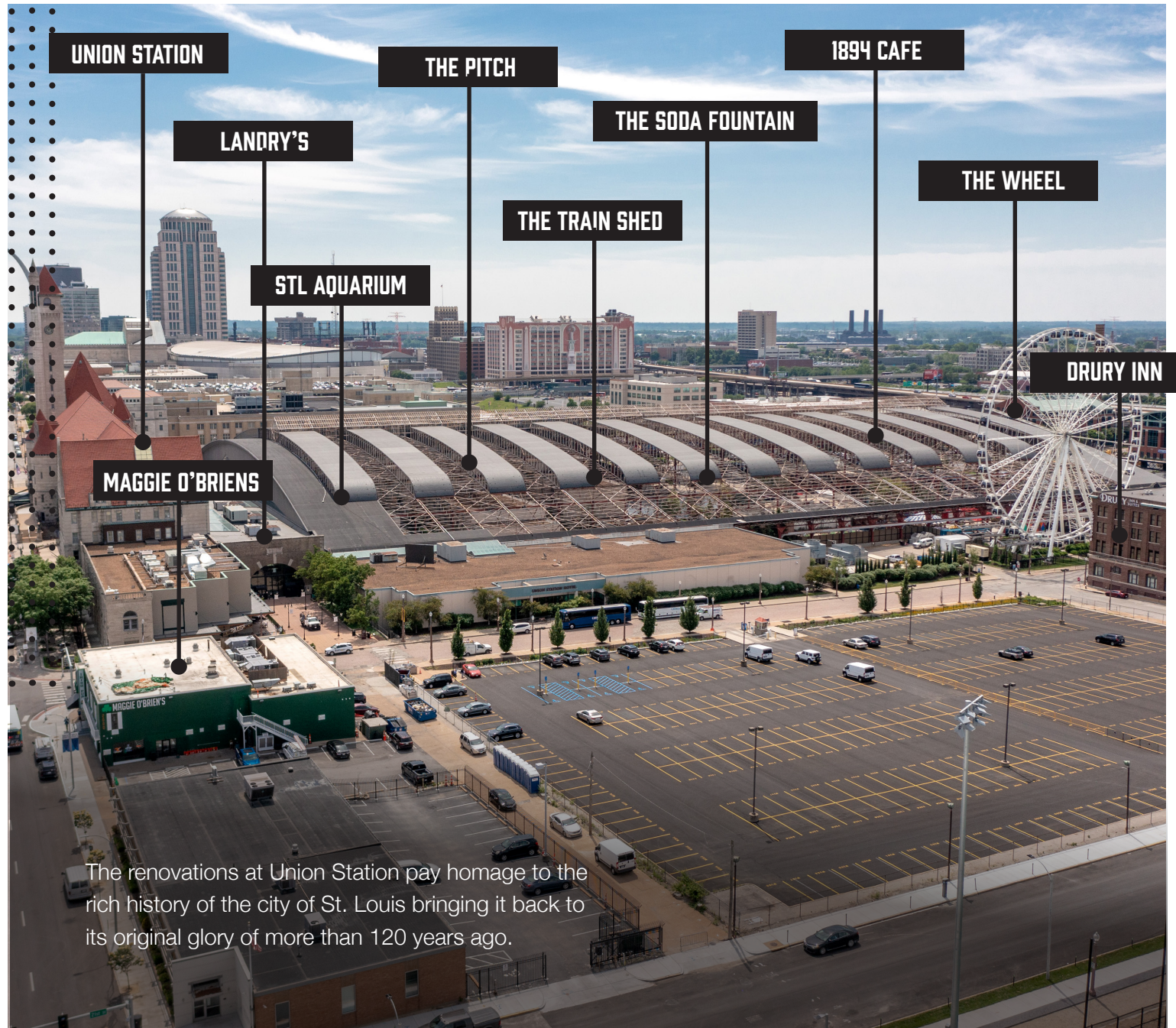


***information from downtownstl.org*

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PINE





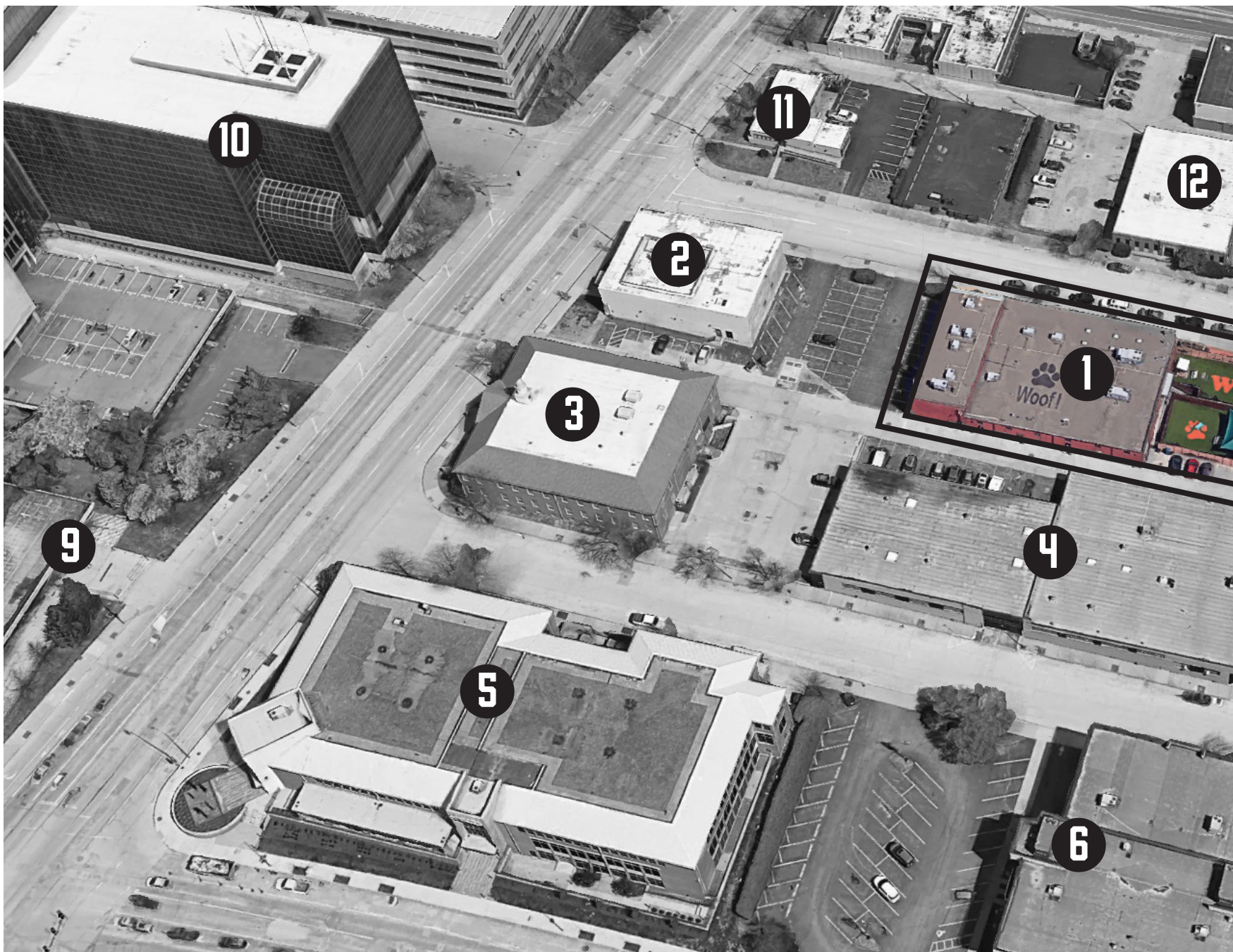
This newly constructed open-air stadium debuted in 2023 and is home to the MLS City SC soccer team.



NEARBY AMENITIES



THE NEIGHBORS





THE NEIGHBORS

- 1 Stray Rescue
- 2 College Bound
- 3 Saint Vincent DePaul
- 4 RIO Syrup Company
- 5 2351 Market
- 6 First Mid Bank & Trust
- 7A Sybergs & Pear Tree Inn
- 7B Pear Tree garage
- 8 CityPark soccer stadium
- 9 Kimpton Hotel
- 10 Wells Fargo HQ
- 11 2345 Pine Street
- 12 St. Louis American Newspaper
- 13 Hudson & Associates



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PINE