

AVAILABLE FOR SALE

# JAMESTOWN MALL REDEVELOPMENT SITE



**144.5 ACRE DEVELOPMENT OPPORTUNITY**

located in St. Louis County, Missouri

**CBRE**

OFFERING MEMORANDUM

# OFFERING GUIDELINES

CBRE invites you to learn more about the opportunity to purchase Jamestown by reviewing this Offering Memorandum and touring the site and surrounding community. Please address all communications, inquiries and requests for site visits to the CBRE Team, noted herein as representatives of the Seller.

**Submittal Instructions:** Please direct offers to Matt Bukhshtaber and Rick Eiseman. We request that offers be submitted in the form of a non-binding Letter of Intent, identifying the significant terms and conditions of the Bidder's offer including, but not limited to, the following: 1) asset pricing, 2) earnest money deposits, 3) intended use, due diligence and closing time frames and 4) a description of the debt and equity structure. The Seller is seeking a qualified buyer that can offer the most beneficial combination of price and terms to the Seller. The Seller retains the right to modify the sale process at any time.

**The property is listed unpriced and will be sold free & clear**



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# THE OFFERING

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CBRE, as exclusive marketing advisor, is pleased to present for sale one of the highest profile large development-ready land sites remaining in the St. Louis, Missouri MSA. The 144+ acre former Jamestown Mall parcel, located off Highway 67 in the Northern portion of unincorporated St. Louis County, represents a transformational redevelopment opportunity that would help redefine the future of the surrounding area.

The property is close to Interstate 270 which connects to all of St. Louis's major highways, including I-70, I-170, I-64 I-44, and I-55 providing excellent access to all portions of the Metropolitan area. The site is also located close to many Illinois communities that are included in the St. Louis MSA, benefiting residents on both sides of the border by providing convenient access to the variety of possible commercial and residential uses that can be developed.

Other notable destinations close to the site include St. Louis Lambert International Airport, Boeing's St. Louis Headquarters, Copeland LP's St. Louis Headquarters, University of Missouri St. Louis (UMSL) and the new 425-acre St. Louis Zoo Wildcare Park set to open in 2027.

Perhaps one of the property's most desirable aspects is its location in an area with receptive residents, political leadership and civic organizations all focused on securing innovative and productive development outcomes for the site. New development at Jamestown will help North St. Louis County continue its recent trend as home to multiple large development projects totaling hundreds of millions of dollars of investment in this important part of the St. Louis MSA.



## PROPERTY DETAILS

Address	101 Jamestown Mall, St. Louis County, MO 63034
Demolition Date	2024-2025
Site Size	144.5 Acres (consists of two parcels of 142.42 acres and 2.09 acres respectively)
Utilities	Electric - Ameren Gas (Natural) - Spire Water - Missouri American Water Sewer - Metropolitan Sewer District
Current Zoning	C-8 Planned Commercial District
Future Zoning	As part of any redevelopment project the site will require rezoning. St. Louis County will work with developers to facilitate a new designation as part of approved new master planned uses.
Locator Number	06F140261 (142.2 Acres) 06F140250 (2.09 Acres)

## INVESTMENT HIGHLIGHTS

- 144.5-acre property cleared of improvements, leveled and to be delivered development ready
- Utilities are already at the site
- Suitable for a variety of uses including retail, residential, entertainment, agricultural technology and many others
- Flexible zoning opportunities based on proposed uses
- Public incentives are potentially available

# POTENTIAL USES



## AGRICULTURE & ENERGY TECHNOLOGIES

St. Louis is home to 39 North, a 600-acre innovation district, comprised of a robust network of scientists, startups, students, innovators, investors and industry leaders. St. Louis' strategic location leverages its proximity to farms and food producers, its established research institutions, and its vibrant startup sector to create an ecosystem attracting people and companies from all over the world.



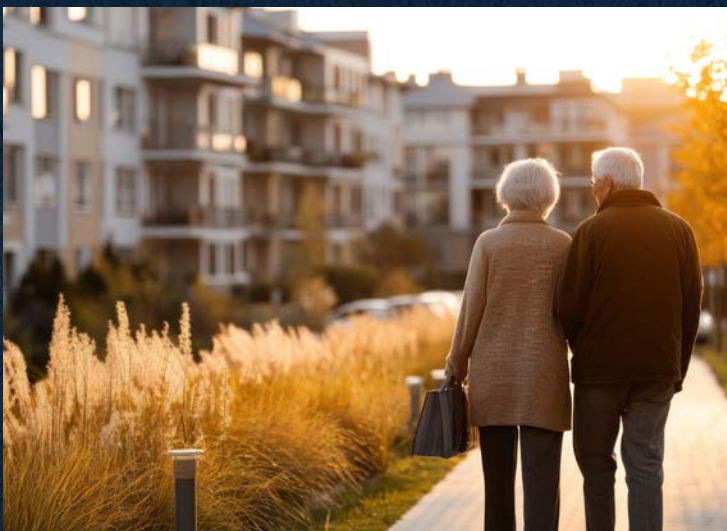
### ANCHORED BY:

- Donald Danforth Plant Science Center
- BRDG Park
- The Helix Incubator
- Bayer Crop Science
- The Yield Lab

## RETAIL & MULTIFAMILY DEVELOPMENT



Perfectly positioned for a transformative mixed-use development. This ground-up opportunity offers the ideal canvas for retail, multifamily, and lifestyle spaces in a high-growth market. With expansive acreage, flexible design possibilities, and strong demand drivers, this property is ready to become a premier destination for commerce and community. Don't miss the chance to shape the future—this is where vision meets opportunity.



## SENIOR HOUSING



Jamestown Mall offers 144.5 acres of cleared land in North St. Louis County, ready for senior housing development.

With strong demographic demand, strategic access to healthcare, and flexible redevelopment potential, this site presents a rare opportunity for high-return investment in a growing market.

# RECENT AND CURRENT DEVELOPMENTS

## NORTH ST. LOUIS COUNTY



# LOCATION OVERVIEW

## NORTH COUNTY

Just to the northwest of downtown St. Louis is North St. Louis County, a burgeoning community with a population of over 400,000. North County has a thriving business community anchored by such corporate giants as Boeing, Cigna Copeland LP, University of Missouri-St. Louis, Christian Hospital, SSM DePaul Health Center, Cabela's and Mallinckrodt Inc.

North County's outstanding location (only 20 minutes from downtown along Interstate 70) has residents minutes away from the major attractions of both downtown St. Louis and St. Louis County. North County offers a peaceful environment that benefits from convenient proximity to the business, cultural and entertainment centers of St. Louis. North County is home to many of St. Louis' largest corporations and employers, including, St. Louis Lambert International Airport, which employs more than 11,000 people. Other major employers include Cigna, Boeing, Copeland LP, IBM, Mallinckrodt and United Parcel Service.

The diverse population of North County has long demonstrated an exceptional regard for tradition and history. Treasured old buildings are restored and proudly preserved, and annual fairs and festivals honor heritage and origins.

## EDUCATION

Education in North County offers exceptional choices in private, parochial and public schools. North County is home to eight accredited public school districts. Three of these districts, Ferguson-Florissant, Hazelwood and Pattonville, have earned the state's Distinction in Performance Award. This is the state's highest achievement award. Twelve area schools have received the prestigious Blue Ribbon School designation by the U.S. Department of Education while twelve schools have been named Gold Star schools by the Missouri Department of Education.

With more than 15,000 students, the University of Missouri-St. Louis, founded in 1963, is the largest public research university in the St. Louis region. The university offers more than 90 undergraduate, graduate and professional degree programs. St. Louis Community College at Florissant Valley offers a wide range of educational opportunities. The campus is known for excellence in engineering and technology, teacher education and general education. A nationally recognized art program, a chemical technology program and a Child Development Center are located on the Florissant Valley campus.

## MAJOR NEARBY EMPLOYERS



# LOCATION OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES
POPULATION	40,275	122,996
AVG. HOUSEHOLD INCOME	\$95,812	\$88,747
DAYTIME POPULATION	28,244	98,017
AVG. HOUSING VALUE	\$193,438	\$172,587



# ST. LOUIS, MISSOURI OVERVIEW

## POPULATION

The St. Louis Metropolitan Statistical Area is the largest Metropolitan Area in Missouri, the 23rd largest in the United States, and has an estimated total population of 2.82 million. The Metropolitan Area is bisected by the Mississippi River where eastern Missouri meets western Illinois. The MSA includes the independent City of St. Louis (population 280,000) along with the Missouri counties of St. Louis, St. Charles, Jefferson, Franklin, Lincoln, Warren, and Washington, plus the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun.

From St. Louis, Chicago is approximately 300 miles to the northeast, Kansas City is approximately 250 miles to the west, and Memphis is approximately 250 miles to the south. Its location near the geographical center of the United States means it is one of the closest major metropolitan areas to the U.S. population center.

## FORTUNE 500 COMPANIES

A strong presence of Fortune 500 companies lends long-term stability and growth to St. Louis. With the ascension of Centene and RGA to the list's ranks, the metro area is now the headquarters for seven of the nation's top companies, third among Midwestern metro areas. These companies have demonstrated stable long-term growth in the St. Louis market. Well-paying management positions are concentrated in company headquarters, supporting income and spending in the metro area.

Fortune 500 Companies	Ranking
CENTENE	23
REINSURANCE GROUP OF AMERICA	196
EMERSON ELECTRIC	238
EDWARD JONES	260
GRAYBAR ELECTRIC	365
POST-FOOD CONSUMER PRODUCTS	477
CORE & MAIN	497



# ST. LOUIS AT A GLANCE

## COMPANIES HEADQUARTERED IN GREATER ST. LOUIS\*

#494



#995



#223



#925



#22



#526



#303



#224



#896



Enterprise Mobility



#367



#634



#521



#646



#504



#XXX Indicates rank on the United States Fortune 1000

\*Includes a select number of featured companies and is not an all-inclusive list.

## COMPANIES WITH A NOTABLE PRESENCE IN ST. LOUIS\*



#38



#286



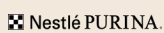
#159



#45



#149



#80



#XXX Indicates rank on the Global Fortune 500

# #1 CITY FOR COLLEGE GRADS

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With its low cost of living, abundant education environment and wealth of job opportunities across industries, St. Louis continues to be the premiere landing spot for young, educated talent.



Boasting an enrollment of more than 10,000 students, Maryville's reach goes well beyond St. Louis in its impact.



More than 80,000 UMSL alumni call the St. Louis region home. UMSL generated \$492 million of economic impact in 2021.



Webster University ranked 32nd in Midwest Regional Universities (U.S. News) and has 200,000+ alumni around the world.



SAINT LOUIS  
UNIVERSITY.

Among the oldest and most prestigious Catholic Universities in the nation, SLU was ranked as one of "America's Top Colleges" (Forbes).



Ranked #24 among national universities (U.S. News & World Report). Its private research facility is at the heart of agriscience and healthcare in St. Louis.

SOUTHERN ILLINOIS UNIVERSITY  
EDWARDSVILLE

SIUE issues more bachelor's degrees than any other St. Louis area university.

# ATTRACTIVE COST OF LIVING

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St. Louis is the sweet spot; a cosmopolitan city with plenty of cultural, culinary and entertainment perks, but with a cost of living well below like-sized metros. As other places struggle to keep their price tags low, St. Louis continues to offer the most bang for your buck.

## #1

**MOST AFFORDABLE  
LARGE CITY IN  
THE COUNTRY**

- MIT Living Wage  
Calculator, 2023

## #1

**BEST CITY IN  
AMERICA FOR  
FIRST-TIME  
HOME BUYERS**

- Zillow, 2024

## #1

**FASTEST-SELLING  
HOUSING MARKETS**

- Creditnews, 2024

## #5

**LEAST EXPENSIVE  
METRO TO BUY  
A HOME**

- Realtor.com, 2025

## #6

**MOST BEAUTIFUL &  
AFFORDABLE  
PLACE TO LIVE**

- Travel + Leisure, 2023

## #10

**CITY WHERE  
100K GOES  
THE FURTHEST**

- Smart Asset, 2024



# ST. LOUIS BY THE NUMBERS

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 **23rd**

LARGEST CITY  
IN THE U.S.

 **2.8 M**

POPULATION OF  
ST. LOUIS MSA

 **#1**

MOST AFFORDABLE  
LARGE CITY IN THE U.S.

 **126 K**

HIGHER EDUCATION  
STUDENTS

 **#1**

RENTAL MARKET FOR  
RECENT GRADUATES

 **Top 20**

FASTEST GROWING STARTUP  
CITIES IN THE WORLD

 **7**

FORTUNE 500  
COMPANIES

 **#1**

HOSPITAL IN MISSOURI  
- BARNES JEWISH



# A LEGACY OF CHAMPIONS

As of spring 2023, St. Louis is home to four professional sports teams, with the inaugural season of the MLS expansion team, CITY SC, and the resurrected UFL (formerly XFL) BattleHawks. These new additions round out the already devoted followings for the historic Cardinals of the MLB and Blues of the NHL.

#1

MLB'S MOST LOYAL FANBASE  
- Forbes 2020

#1

MLB'S BEST FANBASE  
- USA Today, 2022

#2

MLB'S HIGHEST ATTENDANCE  
- ESPN, 2022

#2

BEST BASEBALL CITY  
- Wallethub, 2022

#3

MLB'S MOST LOYAL FANS  
- Forbes, 2020

#5

BEST CITY FOR HOCKEY FANS  
- Wallethub, 2023

## An iconic sports city with plenty to cheer about



1926



1931



1934



1942



1944



1946



1964



1967



1982



2006



2011

2nd Most World Series Wins Behind Only the New York Yankees



The St. Louis Blues defeated the Bruins in 7 Games to Win their First Stanley Cup in the Team's 52-year History



# PARKS & RECREATION

Forest Park in St. Louis, Missouri, is one of the largest urban parks in the United States, spanning 1,326 acres. Opened to the public on June 24, 1876, the park was envisioned as a space where people from all walks of life could gather and enjoy nature without restriction. Often referred to as the “Heart of St. Louis,” Forest Park has played host to major historical events, including the 1904 World’s Fair (Louisiana Purchase Exposition) and the 1904 Summer Olympics. Today, it is home to several of the city’s premier cultural institutions, such as the award-winning St. Louis Zoo, the St. Louis Art Museum, the Missouri History Museum, and the St. Louis Science Center. The park has undergone extensive restoration since the early 2000s, enhancing its natural habitats and recreational facilities while preserving its historic charm.



## The Most Visited City Parks (# of Visitors each year)

#1	CENTRAL PARK	NEW YORK 42 Million
#2	GOLDEN GATE PARK	SAN FRANCISCO 24 Million
#3	LINCOLN PARK	CHICAGO 20 Million
#4	CITY PARK	NEW ORLEANS 16 Million
#5	FOREST PARK	ST. LOUIS 15.5 Million
#6	MISSION BAY PARK	SAN DIEGO 15 Million

Source: 247wallst.com; forestparkforever.com



# AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

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CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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