

# Request for Proposals

353,059 SF GBA  
3.87 ACRE SITE IN THE CITY OF ST. LOUIS



**circa** PROPERTIES  
THE ART OF PARTNERSHIP



**Exclusively Listed:**

Michael Hahn, MBA

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# St. Alexis Medical Campus

## Flagship Redevelopment Opportunity

This historic medical campus at 3503 Texas Avenue represents one of the most significant redevelopment opportunities in the St. Louis urban core. Spanning approximately 4 acres and featuring 350,000 square feet of gross building area, the site is perfectly positioned for a high-impact adaptive reuse or mixed-use project.

The project's potential extends beyond the existing medical buildings to include diverse property types, offering a versatile canvas for adaptive reuse. Because the property is eligible for both state and federal Historic Tax Credits, it is uniquely positioned for a large-scale, financially viable transformation into a flagship mixed-use destination. This expansive urban site offers a rare chance to revitalize a significant portion of the St. Louis City landscape through high-impact redevelopment.



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# Property Photos



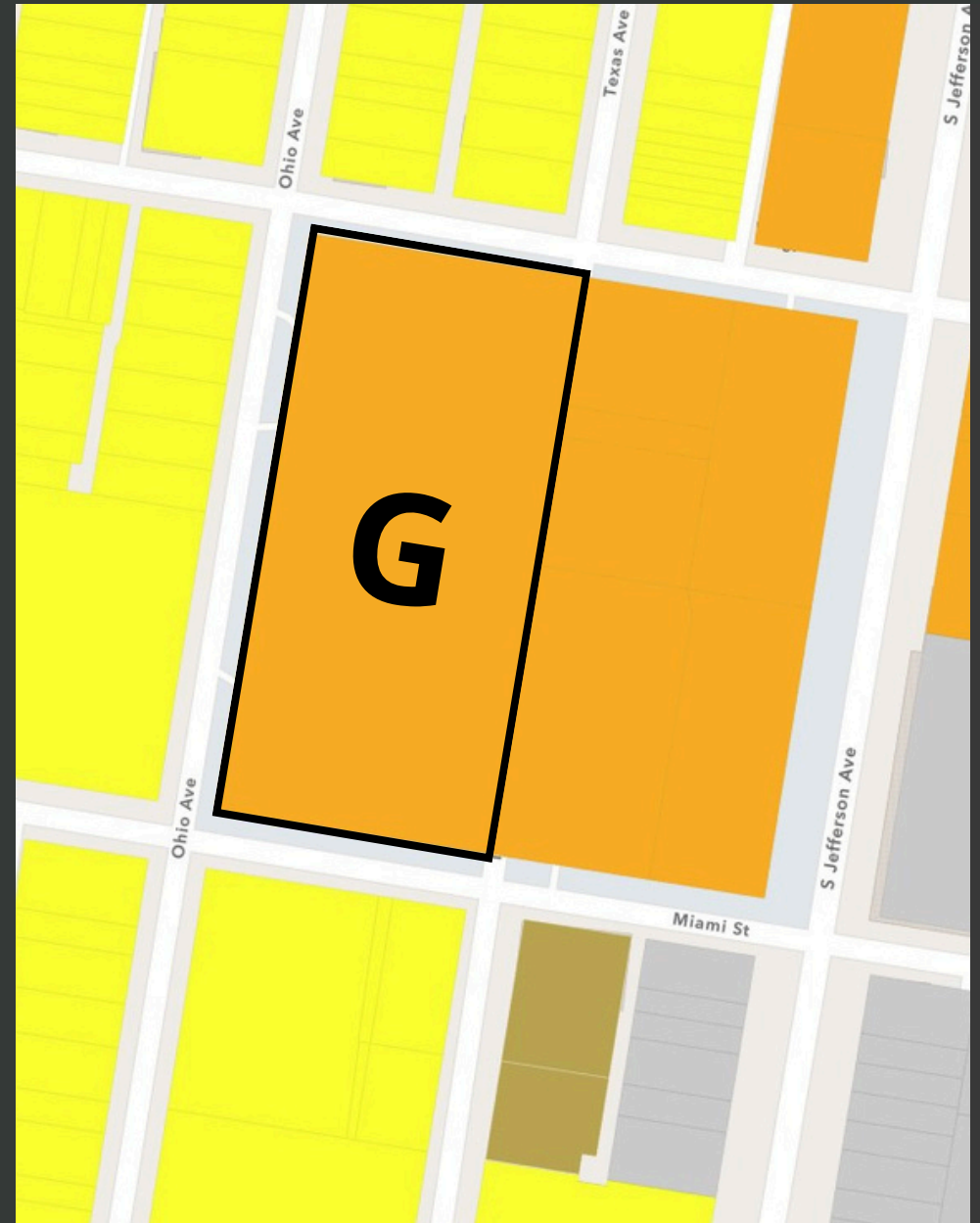
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# ZONING & LAND AREA

<b>3457 Texas</b>	6,136	B - Two Family Residential
<b>2614 Potomac</b>	21,945	G - Local Commercial
<b>3503 Texas</b>	<b>168,842</b>	<b>G - Local Commercial</b>
<b>3514 Texas</b>	4,778	G - Local Commercial
<b>3516 Texas</b>	24,412	G - Local Commercial
<b>3540 Texas</b>	<b>100,630</b>	<b>G - Local Commercial</b>
<b>3501 S Jefferson</b>	21,038	G - Local Commercial
<b>3519 S Jefferson</b>	19,618	G - Local Commercial
<b>3601 S Jefferson</b>	5,625	J - Industrial
<b>3607 S Jefferson</b>	2,812	J - Industrial
<b>3609 S Jefferson</b>	3,037	J - Industrial
<b>3611 S Jefferson</b>	5,400	J - Industrial
<b>3617 S Jefferson</b>	3,712	J - Industrial

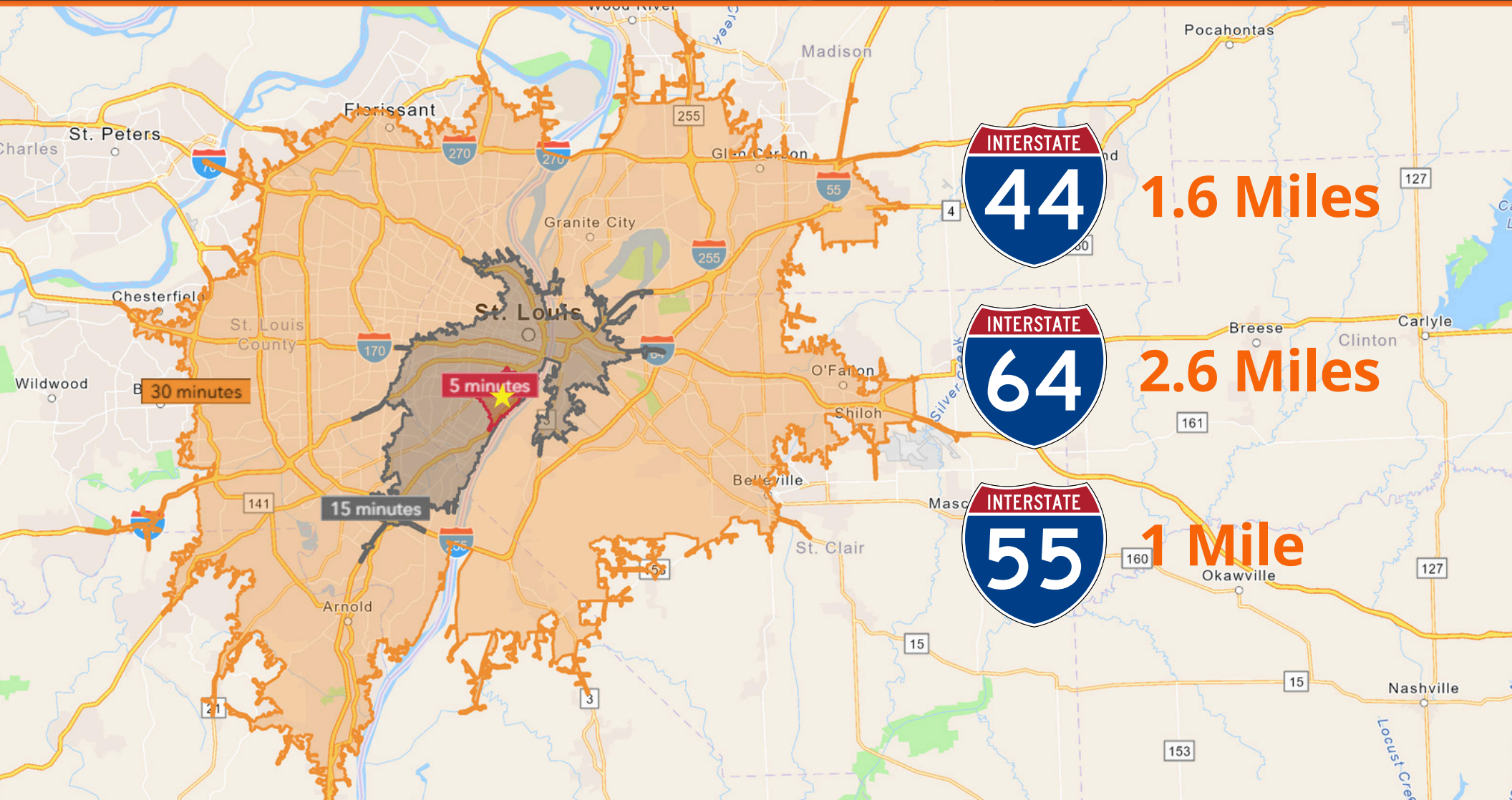


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3503 Texas Avenue  
Saint Louis, MO 63118

# DRIVE TIME & DISTANCE INFO



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# 3503

Texas Ave.  
Saint Louis, MO

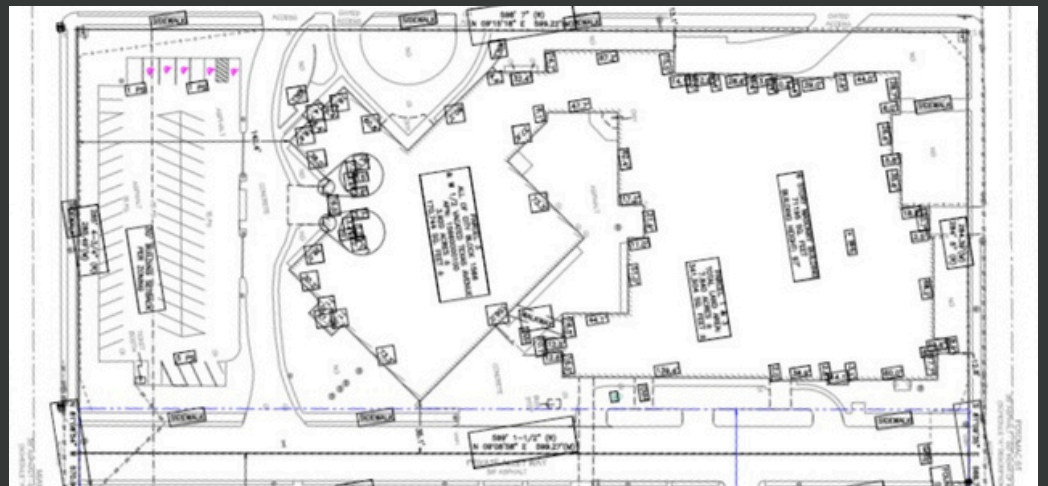
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