

City of St. Louis Industrial Neighborhood 3001 Land Analysis

Address	Land Table	Parcel ID	Sale Date	Sale Price	LB 5:95	Front Feet	Square Feet	Acres	\$/Acre	\$/Sq Ft	Notes
101 Woodside Dr	Industrial Park	53-860-035-01	1/31/2025	\$ 450,000	\$ 22,500	0	140263.2	3.220	\$ 6,988	\$ 0.16	
Woodside Dr	Industrial Park	53-860-046-01	1/31/2025	\$ 2,130,000	\$ 106,500	0	201682.8	4.630	\$ 23,002	\$ 0.53	
657 W Jackson Rd	Industrial	53-010-403-12	12/19/2024	\$ 90,000	\$ 4,500	0	56628	1.300	\$ 3,462	\$ 0.08	
702 W Jackson Rd	Industrial	53-010-403-00	12/13/2023	\$ 50,000	\$ 50,000	0	49571.28	1.138	\$ 43,937	\$ 1.01	vacant
721 E Washington Ave	Industrial	53-010-333-07	2/3/2023	\$ 3,990,000	\$ 199,500	544	910404	20.900	\$ 9,545	\$ 0.22	
750 Woodside Dr	Industrial Park	53-860-045-00	10/31/2022	\$ 2,500,000	\$ 125,000	0	349351.2	8.020	\$ 15,586	\$ 0.36	
301 Woodside Dr	Industrial Park	53-860-010-00	9/27/2022	\$ 360,000	\$ 18,000	0	259617.6	5.960	\$ 3,020	\$ 0.07	
Lot 3 West	Industrial Park	53-860-042-02	2/4/2022	\$ 41,610	\$ 41,610	0	192099.6	4.410	\$ 9,435	\$ 0.22	vacant
Summary:											
A land to building ratio of 5% was applied for this industrial neighborhood, as buildings are the primary driver of value. The applied acreage rate is											
\$16,000/acre , with observed values ranging from \$3,020 to \$43,937, supported by current sales and vacant land sales history with ranges from \$3,425 to											
\$56,264/acre.											
3000 Industrial Neighborhood Acreage Land Table - 2026 Assessment Roll											
1 Acre	\$	16,000	3 Acre	\$	16,650	10 Acre	\$	20,585	30 Acre	\$	48,021
1.5 Acre	\$	16,160	4 Acre	\$	16,816	15 Acre	\$	24,702	40 Acre	\$	64,828
2 Acre	\$	16,322	5 Acre	\$	16,984	20 Acre	\$	29,642	50 Acre	\$	87,518
2.5 Acre	\$	16,485	7 Acre	\$	17,154	25 Acre	\$	35,571	100 Acre	\$	208,422