

# ST. LOUIS DOWNTOWN AIRPORT PROPERTY AVAILABLE FOR LEASE, SALE, AND DEVELOPMENT



## PROPOSALS

The St. Louis Downtown Airport is accepting proposals for various properties on and off the airport until January 15, 2024 at 5 P.M. Proposals will be analyzed by the following elements and should include as much of the following as applicable, plus any additional relevant information.

### Proposal Elements

- Proposed Project Overview
- Site Plan
- Proposed Improvements
- Total Monetary Investment
- Proof of Good Financial Standing
- Proposed Use
- Aeronautical Services Offered
- Permanent/New Jobs Created
- Number and Type of Aircraft
- Any Other Relevant Information

All properties are “as-is”. All improvements are at the expense of the proposer. The airport will not participate in any proposed improvements or necessary connecting infrastructure. All proposals must be compatible with airport and FAA land use plans. All proposed improvements will have to obtain the appropriate local, state, and federal approvals which could include, but are not limited to, land use, airspace, aircraft clearances, and environmental approvals. Once identified, the airport and selected proposer will begin a due-diligence period while the appropriate approvals are obtained and legal reviews before entering into a lease and/or development agreement.

### For More Information :

618.337.6060 EXT. 4  
[inquire@stlouisdowntownairport.com](mailto:inquire@stlouisdowntownairport.com)

### Site Visits :

By Appointment Only on Mondays  
between 10am and 2pm

**NON - AERONAUTICAL  
PROPERTY AVAILABLE**

**\$1,020  
per acre**



## **GROUND LEASE**

### **Property Characteristics**

- 37 +/- Acres
- As-Is Property
- Proposed land use must be compatible with airport operations
- All improvements will be at the expense of the lessor
- No investments will be made by the airport
- Non-Aeronautical Use Available

### **About The Property**

Property 1 is a large tract of land west of the airport and neighboring rail road tracks. This property may be used for approved non-aeronautical purposes. All uses must be compatible with airport operations and regulations. These uses may include industrial, commercial storage, or solar uses, among others. This is a ground lease only property.

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## AERONAUTICAL PROPERTY

**\$0.21 per sq. foot lease**  
**\$148,500+ per hangar**



# PURCHASE & GROUND LEASE

### Property Characteristics

- One or Two, 14,000 square foot Historic Hangars
- 50,000 to 110,000 +/- square foot lot(s)
- Direct Ramp Access
- Direct Landside Access
- As-Is Property
- All improvements will be at the expense of the lessor
- Hangar(s) will be sold with a long-term ground lease
- Must be aeronautical use

### About The Property

Property 2 is a large aeronautical lot in a prime location on the airfield with direct landside and ramp access. The property includes two hangars on the National Register of Historic Places, which will be sold with the ground lease. Proposals may include one or both of the properties. Any potential historic implications will be the sole responsibility of the purchaser. Interested parties are encouraged to contact the airport with questions.

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PROPERTY AVAILABLE**

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square foot**



## **GROUND LEASE**

### **Property Characteristics**

- +/- 74,000 Square Feet
- Taxilane Access
- Direct Landside Access
- As-Is Property
- Proposed improvements must be approved by airport and FAA
- All improvements will be at the expense of the lessor
- No investments will be made by the airport
- Must be aeronautical use
- Utilities nearby

### **About The Property**

Property 3 is a dynamic aeronautical property with direct taxilane and landside access. There is opportunity for many different site plans to utilize both taxilane and landside operations. Considerations should be made for existing infrastructure which includes the airport beacon, a vehicle gate, and maintenance shed, some may be relocated with airport approval and at the expense of the proposer.

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## **GROUND LEASE**

### **Property Characteristics**

- +/- 40,000 Square Feet
- Direct Landside Access
- As-Is Property
- Taxilane access with infrastructure improvements
- Proposed improvements must be approved by airport and FAA
- All improvements will be at the expense of the lessor
- No investments will be made by the airport
- Aeronautical Use Only
- Utilities Nearby

### **About The Property**

Property 4 is an aeronautical property located inside the fence on the far west side of the airport. It has direct landside access. Taxilane access can be achieved through significant infrastructure improvements by the proposer. Additionally, a number of other improvements would need to be made to meet operational standards. Proposers are encouraged to contact the airport for further information.

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square foot**



## **GROUND LEASE**

### **Property Characteristics**

- +/- 13 Acres
- +/- 530,000 Square Feet
- Direct Landside Access
- As-Is Property
- Proposed improvements must be approved by airport and FAA
- All improvements will be at the expense of the lessor
- No investments will be made by the airport
- Aeronautical Use Only

### **About The Property**

Property 5 is a large tract set to be the next large scale development at the airport. Significant improvements and infrastructure would be required. This would be a long term investment. Expansions could be discussed in the future. Proposers are encouraged to contact the airport with questions or conceptual discussions.

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