

An aerial photograph of a large educational campus. A red outline highlights the main campus area, which includes a large brick building with a brown roof, a baseball field, and surrounding greenery. The campus is situated next to a multi-lane road with several cars. The background shows a residential neighborhood with houses and trees.

500

Woods Mill Road
Manchester, MO

Acquisition Opportunity - Premier Educational Campus
Owner-User Campus / Mixed-Use Development Site
118,300 SF / 22 Acres

The Offering

Hilton & Associates, Ltd. in partnership with Cushman & Wakefield have been retained by Fontbonne University as the exclusive agent in the sale of their West campus located at 500 Woods Mill Road, Manchester, MO 63011. This investment offering presents an opportunity to acquire and reposition a high-profile school campus in the desirable West County market. Situated on +/- 22 acres, the buildings total 118,300 SF. The property is being delivered vacant to the market providing an Owner/User the ability to acquire and occupy the property at a cost basis substantially below replacement cost. Investors/developers are presented the opportunity to acquire & reposition the extensive +/- 22 acre-campus to a variety of land uses which could include single family residential, multi-family residential, or senior housing development.

This extraordinary property is being offered to the market “AS IS” with an asking price of \$15,000,000

Acquisition Highlights

BUILDING SIZE	118,300 SF
SITE SIZE	22 Acres
PARTIALLY RENOVATED	2019

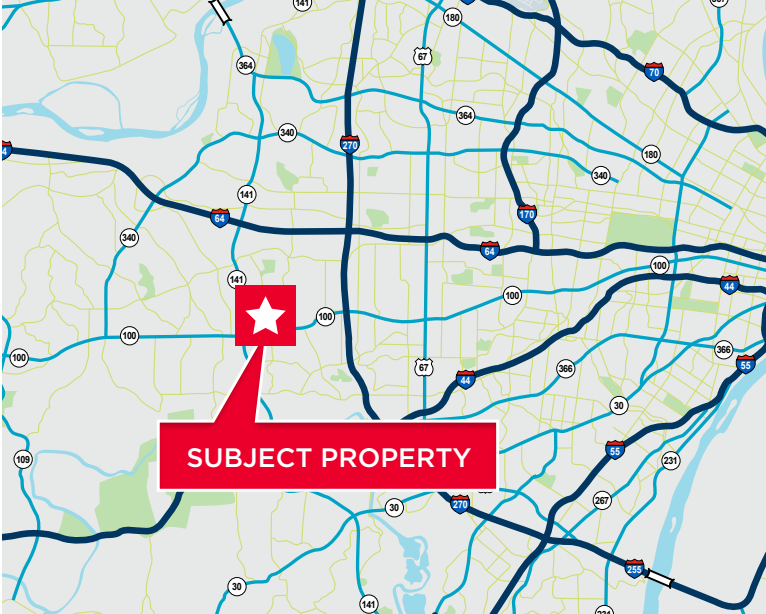
Other Features

- Auditorium
- 2 Gyms
- Cafeteria
- Library
- Sanctuary
- Updated Common Areas
- Large Athletic Fields
- Maintenance Garage



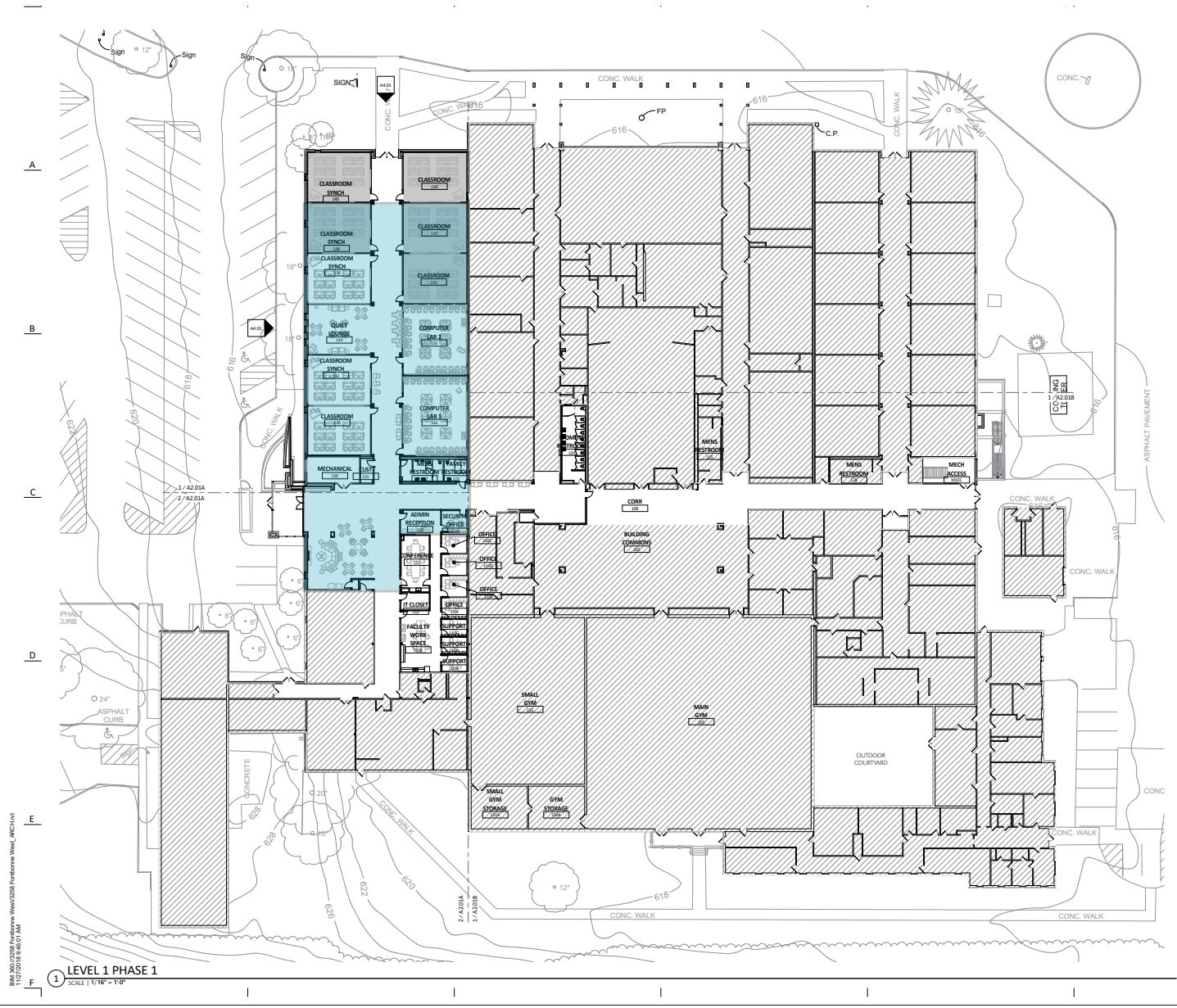
Property Summary

PROPERTY ADDRESS	500 Woods Mill Road, Manchester, MO 63011
OWNER/SELLER	Fontbonne University
TOTAL GROSS SQUARE FOOTAGE	118,300 SF
YEAR BUILT	1968 (Partially renovated in 2019)
OCCUPANCY AT SALE	Vacant
TOTAL LAND AREA	+/- 22 Acres
ZONING	R-1, City of Manchester
TAX ID	22Q510471



Site Plan

- EXISTING BUILDING
- RENOVATED AREA

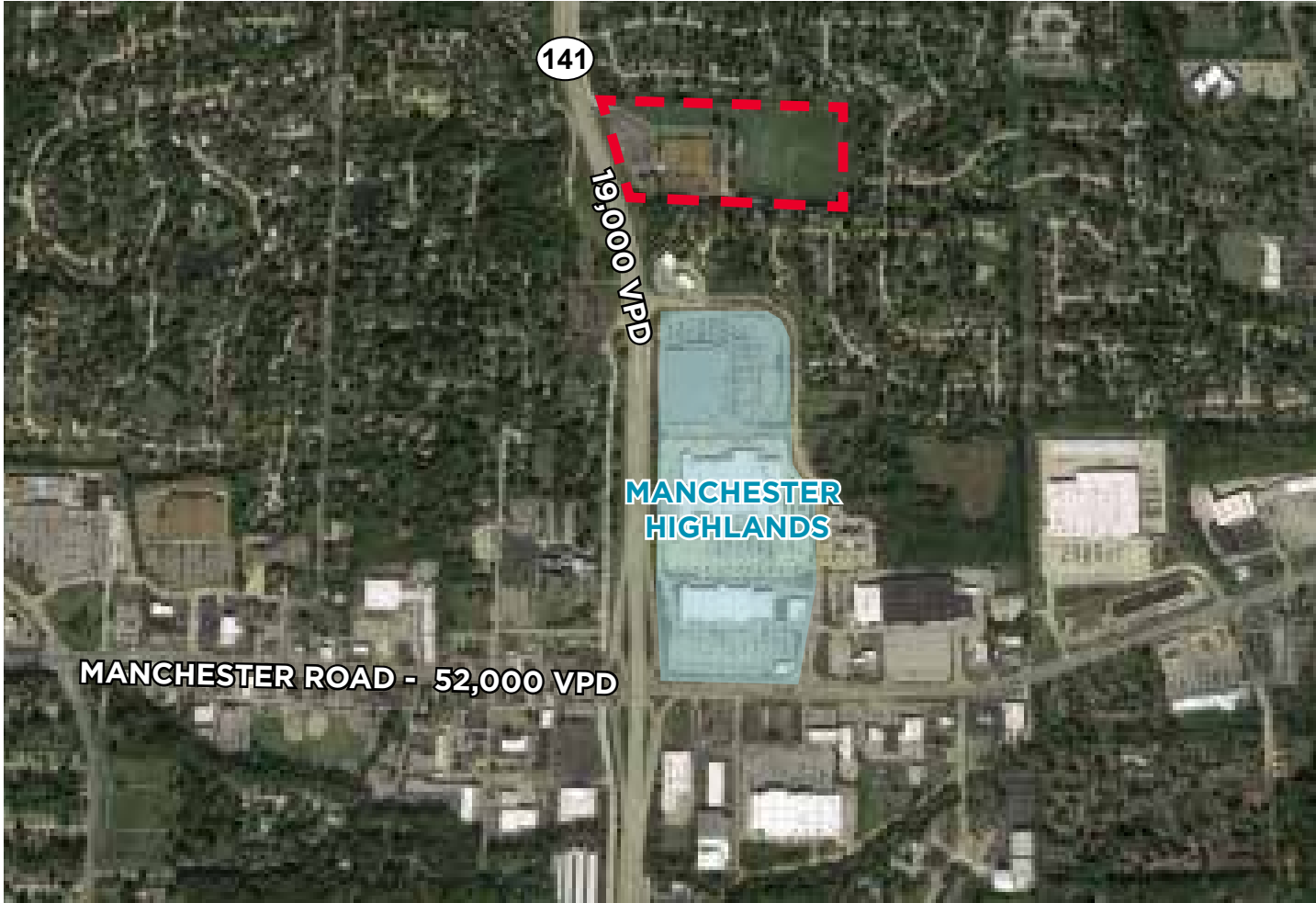


Recent Renovations

- New Entry Foyer
- Administrative Offices
- Some Classrooms
- New ADA Bathroom
- Partial Sprinkler System
- Partial Roof Replacement
- HVAC Upgrades



Location Map



Demographics

	1 Mile	2 Mile	3 Mile
Population (2019)	8,343	76,430	168,043
AVG. HH Income	\$122,895	\$127,263	\$138,946
Daytime Population	9,776	80,051	197,822

Traffic Counts

Route 141	19,060 VPD
Manchester Road	52,274 VPD

Marketing Process

Hilton & Associates, Ltd. in partnership with Cushman & Wakefield are the Exclusive Agent and Advisor to Fontbonne University (“Owner”) in marketing this desirable campus. The property is being offered at “AS IS” at an asking price of \$15,000,000.

Property Tours

In-depth property tours can be arranged by contacting a member of the marketing team. All property tours are by appointment only and must be escorted by broker.



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Marketing Team



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