The Emerson Park Station is located near the intersection of North 15th Street and Bowman Avenue in East Saint Louis, Illinois. The surrounding neighborhood consists largely of one- to two-story single-family homes and low-density, two-story apartments. A mixed office/retail building near the station is one of the first commercial properties to develop in the area. A new senior housing development containing approximately 76 units, community space, and ground-floor retail is currently under construction.

There is a substantial amount of vacant land within the quarter-mile station area, totaling approximately 45 acres. Metro’s three Park-Ride Lots, containing 816 parking spaces, accounts for nearly 14 acres of that total, though some of that land is occupied by the MetroLink right-of-way. Metro may have an interest in pursuing joint development on these properties, and many of the other vacant lots are also owned by public entities.

*There are three Park-Ride Lots surrounding the MetroLink Station, totaling 14 acres and containing 816 parking spaces.*

**Ground Lease or Air Rights opportunities available.**

**Station is in an area that is eligible for New Markets Tax Credits (NMTCs)**