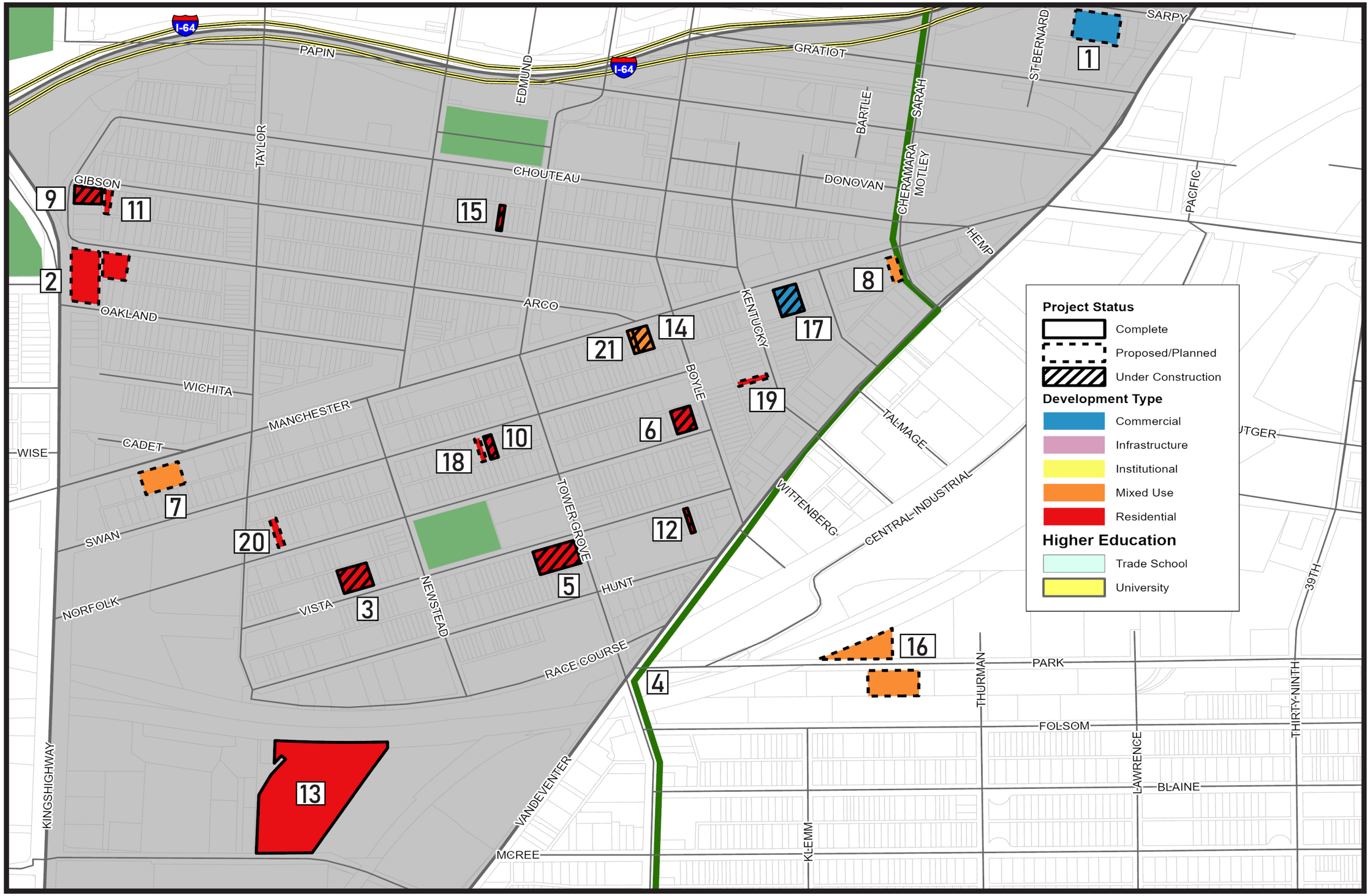
Forest Park Southeast | February 2025



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1: Rock Spring School
Status: Planned
Expected Completion: Unknown
Development: Pier Property Group submitted a building permit application in January 2023 for interior demolitions at the Rock Spring School at 3974 Sarpy Ave. The plan is for 20,000sq ft. of office space.
Investment: $6.9M+

2: The Monarch
Status: Planned
Expected Completion: Late 2025 (for phase1) and 2027 (for phase 2)
Development: NorthPoint Development has acquired properties along a very visible stretch of Kingshighway to develop a 328 unit residential apartment complex dubbed "The Monarch". The Monarch will be a 5-story apartment complex with 2 levels of parking, with one underground. Construction is being broken up into two phases. Phase 1 will comprise 140 residential units and 140 parking spaces. Phase 2 will have 179 apartments and 216 parking spaces.
Investment: $111M

3: 4427-4437 Vista Ave
Status: Under Construction
Expected Completion: Early Spring 2025
Development: Six building permit applications have been submitted for new single-family townhomes on Vista Ave by Green Street. Construction started in the summer 2024 and is nearing completion as of January 2025
Investment: $1.65M

4: Tower Grove Connector
Status: Planned
Expected Completion: 2026
Development: Momentum has grown for the construction of a bikeway between Forest Park Avenue and Tower Grove Park. The route is to lead south from Forest Park Avenue on Sarah Street, turn west on Vandeventer, and then south again on Tower Grove Avenue, terminating at the entrance to Tower Grove Park. Grant funding for this project was recently approved. Construction on phase 1 is set to begin sometime in the latter half of 2024, and phase 2 will follow in 2026.
Investment: $14M

5: Townhomes at Tower Grove
Status: Delayed
Expected Completion: Summer 2025
Development: 14-1 bedroom and 14-3 bedroom apartment homes are being built by Spitzberg-Lassen on the long-vacant lot at Vista Ave and Tower Grove Ave across from Adams Elementary. Each house will have one unit on the ground floor and one on the second and third floors, for a total of 28 units. Construction prep began October 2024 and, after a long delay, work has finally started as of late January 2025.
Investment: $5M

6: 4205-4211 Norfolk Ave
Status: Under Construction
Expected Completion: Spring 2025
Development: Three historic brick homes are being rehabbed along Norfolk, and a $200K building permit was issued in December 2023 to construct a new two-story home at 4209. The homes at 4207 and 4211 are finished and for sale. 4205 and 4209 are nearing completetion
Investment: $660K

7: 4534-4556 Manchester Ave
Status: Proposed
Expected Completion: Unknown
Development: A row of vacant homes on Manchester are planned to be demolished by Grove Properties for a new five-story apartment building with four commercial live/work spaces and 104 regular residential units. There will be 35 parking spaces behind the building and 53 off-site on Swan Ave.
Investment: $18M

8: 4100 Manchester Ave
Status: Planned
Expected Completion: Fall 2025
Development: AHM has proposed a 5-story mixed use building on the site of the shuttered Attitudes bar. It will include 24 apartments, 10 parking spaces, and 1,200 sf of ground floor retail. The developers have committed to include pink brick on the facade as an homage to the previous building. The site resides within the Forest Park Southeast Historic District and will likely undergo review by the Preservation Board before demolition and construction can begin.
Investment: $9.1M

9: 1034 S Kingshighway Blvd
Status: Under Construction
Expected Completion: Unknown
Development: The former Calvary Christian Center at 1034 S Kingshighway, originally built in 1906, is being renovated into a single family home. The latest building permits were submitted in October 2023.
Investment: $300K

10: 4322-24 Swan Ave
Status: Under Construction
Expected Completion: Spring 2025
Development: A $200K building permit application was submitted in June 2024 to rehab this 4-family home into a 2-family home. Internal and external construction began soon after the permit was issued. Construction seems to be nearing completion as of January 2025.
Investment: $200K

11: 4570 Gibson Ave
Status: Planned
Expected Completion: Unknown
Development: A building permit application was submitted in January 2023 for the construction of a single family home on what is now a vacant lot.
Investment: $350K

12: 4220 Vista Ave
Status: Under Construction
Expected Completion: Unknown
Development: A formerly vacant shotgun-style home on Vista is being rehabbed into a single family home.
Investment: $114K

13: The Rail Apartments
Status: Complete
Development: This proposal by Green Street for a 268-unit apartment complex at 4591 McRee, adjacent to Bar K, broke ground in early December 2022. A $51.5M building permit was issued in October 2022, with $17M+ in other related permits submitted or issued since then. Project was completed December of 2024.
Investment: $81M

14: 4210 Manchester Ave
Status: Under Construction
Expected Completion: Unknown
Development: A proposed new mixed-use building in the Grove, plus a third-story addition atop adjacent 4216 Manchester. The project would create 7 new apartments and a retail bay. A $1.25M building permit for 4210 was issued in November 2023 and a $250K permit for the addition was issued in April 2023. Construction began in June 2024.
Investment: $1.6M

WUMC

Forest Park Southeast | February 2025

16: 4140 Park Ave
Status: Planned
Expected Completion: Unknown
Development: The vacant Liggett & Myers Tobacco Building, along with an empty lot across the street, are planned to be redeveloped. The project will convert the building's four floors into 62 loft-style apartments, with a ground floor commercial space. Construction was initially slated to begin in 2019, but appears to have stalled.
Investment: $24M

17: Lucy Quinn & Little Lucy the Diner
Status: Under Contruction
Expected Completion: 2024
Development: A building permit application was submitted in March 2024 for 4156-58 Manchester Ave. James Beard award semi-finalist in the Best Chef Midwest category Ben Welch plans to open two Southern-style restaurants named Lucy Quinn and Little Lucy the Diner. The dual-concept space was designed by Welch in collaboration with MIN+ Architecture to create an atmosphere filled with Southern hospitality with a modern vibe. Project is nearing completion as of January 2025.
Investment: $250K

18: 4330 Swan Ave
Status: Planned
Expected Completion: Unknown
Development: Cencore Capital submitted a $300K building permit application in July 2023 to rehab this one-story brick home.
Investment: $300K

19: 1301 Kentucky Ave
Status: Planned
Expected Completion: April 2025
Development: A building permit was issued for this property on Kentucky Ave in December 2023 for $147.5K. A 2-story, 3-bedroom single family home with a 2 car garage is to be built on the lot. Demolition is complete with construction slated to begin in the coming months.
Investment: $406.5K

20: 4459 Norfolk Ave
Status: Proposed
Expected Completion: Unknown
Development: A $200K building permit was issued in November 2023 to renovate this single family home into a four-family.
Investment: $200K

20: 4216 Manchester Ave
Status: Under Construction
Expected Completion: Unknown
Development: Vertical addidtion is currently being constructed at 4216 Manchester. Consturction is close to finished as of mid February 2025.
Investment: Unknown