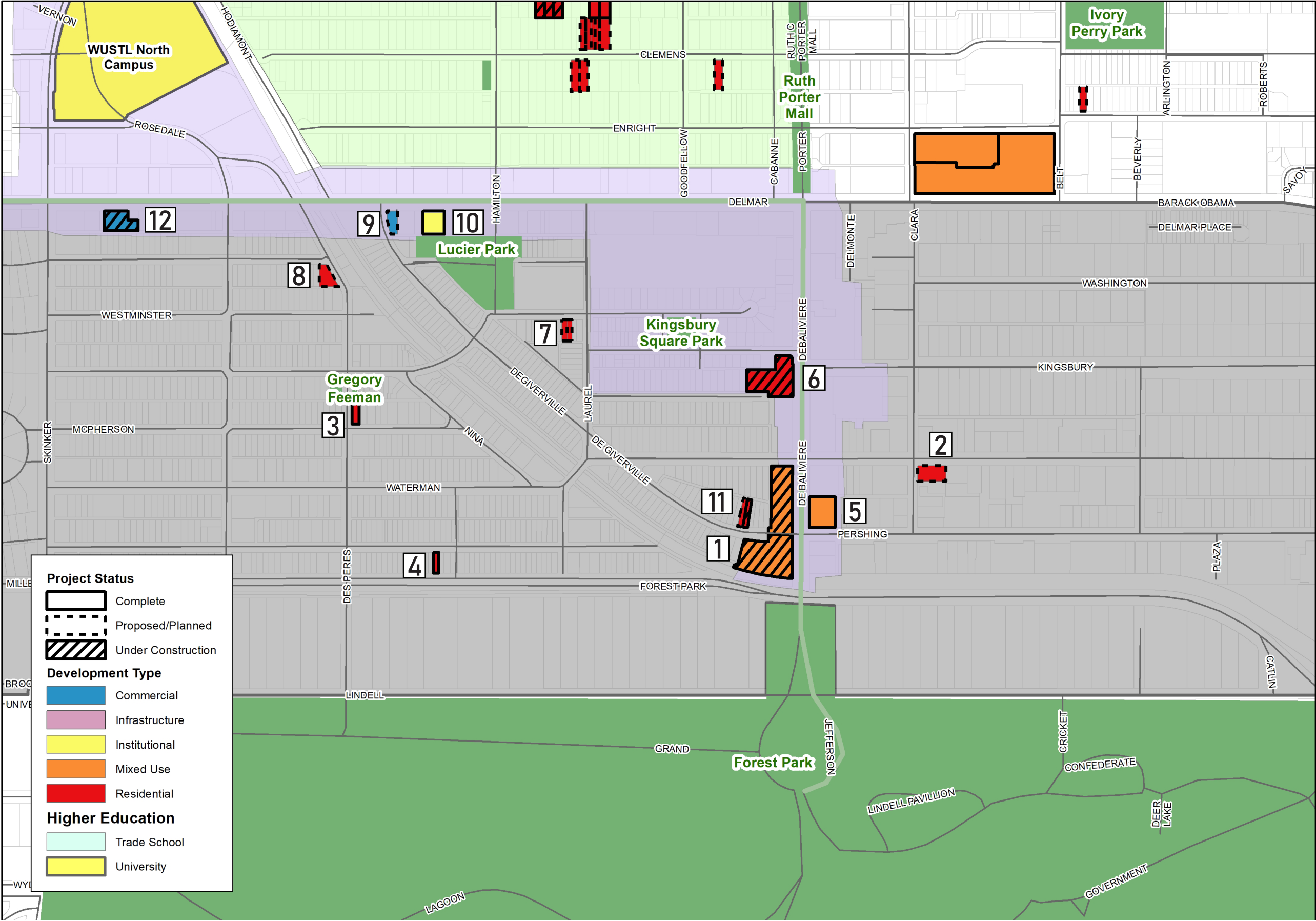


Skinker DeBaliviere / DeBaliviere Place | December 2022



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1: Expo at Forest Park

Status: Under Construction

Expected Completion: 2022

Development: 287 apartments and 30,000sf of ground floor retail are under construction on what was a park-and-ride lot and strip mall serving the DeBaliviere MetroLink Station. The residential portion of the North building has been completed but work is still being done to prepare for the opening of Fields Foods. The South building is estimated to be completed in December 2022 or January 2023.

Investment: \$91.5M

2: Waterman and Clara Apartments

Status: Proposed

Expected Completion: Unknown

Development: A 5-story, 60-unit apartment building has been proposed on what is currently an unused lot. The building will include 22 studio and 38 one-bedroom units, all at market rates. Amenities will include a fitness center, mail room, cafe, and bicycle storage space. Although the project seemed to have stalled, a new \$12M zoning-only building permit application was submitted by Lux Living in September 2022.

Investment: \$12M

3: 5953 McPherson Ave

Status: Complete

Expected Completion: Unknown

Development: The vacant lot at the corner of McPherson and Des Peres has been redeveloped into a new 3-family building with a brick facade.

Investment: \$600K

4: 5912 Pershing Ave

Status: Complete

Expected Completion: 2022

Development: An \$80K building permit was submitted for a rehab of the home at 5912 Pershing.

Investment: \$80K

5: The Hudson

Status: Complete

Expected Completion: 2022

Development: The site of a former restaurant has been transformed into a 6-story apartment building with ground floor retail. This project, along with the Expo, is transit-oriented and drastically changes the environment around DeBaliviere Ave. There are 152 apartments and two levels of garage parking.

Investment: Unknown

6: Winter Gardens Apartments

Status: Under Construction / Complete

Expected Completion: 2022

Development: The building at 5708 Kingsbury Pl is currently in the process of being rehabbed from a 112-unit apartment complex into a senior living community. Most of the renovations have been completed and many units have already been leased.

Investment: Unknown

7: 5806-5808 Westminster Place

Status: Planned

Expected Completion: Unknown

Development: A new owner plans to build two new buildings on Westminster Place after the last proposal fell through. A \$460K building permit was issued for a two-family at 5806 in November 2022.

Investment: \$460K+

8: 6000 Washington Ave

Status: Proposed

Expected Completion: Unknown

Development: A new 3-family project has been proposed at 6000 Washington Ave, which has been vacant since 1994.

Investment: Unknown

9: Imo's Pizza

Status: Proposed

Expected Completion: Unknown

Development: Imo's is proposing a drive-through location at the corner of Delmar and DeGiverville. The developer submitted a \$550K zoning-only building permit application.

Investment: \$550K

10: Kingdom Hall of Jehovah's Witnesses

Status: Complete

Expected Completion: 2022

Development: A \$430K building permit was submitted for a rehab of the Kingdom Hall Of Jehovah's Witnesses at 5930 Delmar Blvd.

Investment: \$430K

11: 5727-5731 DeGiverville Ave

Status: Under Construction / Planned

Expected Completion: Unknown

Development: Two homes next to the new developments on DeBaliviere are being rehabbed. 5727 is underway while a \$300K building permit application was submitted in August 2022 for 5731.

Investment: \$450K

12: Magic Mini Golf

Status: Under Construction

Expected Completion: 2023

Development: This new development at 6160 Delmar aims to add a variety of entertainment options to the Loop, including mini golf, shuffleboard, a ferris wheel, arcade games, and more. These plans were first published in 2018 but have remained the same according to developer Joe Edwards.

Investment: \$3.8M

