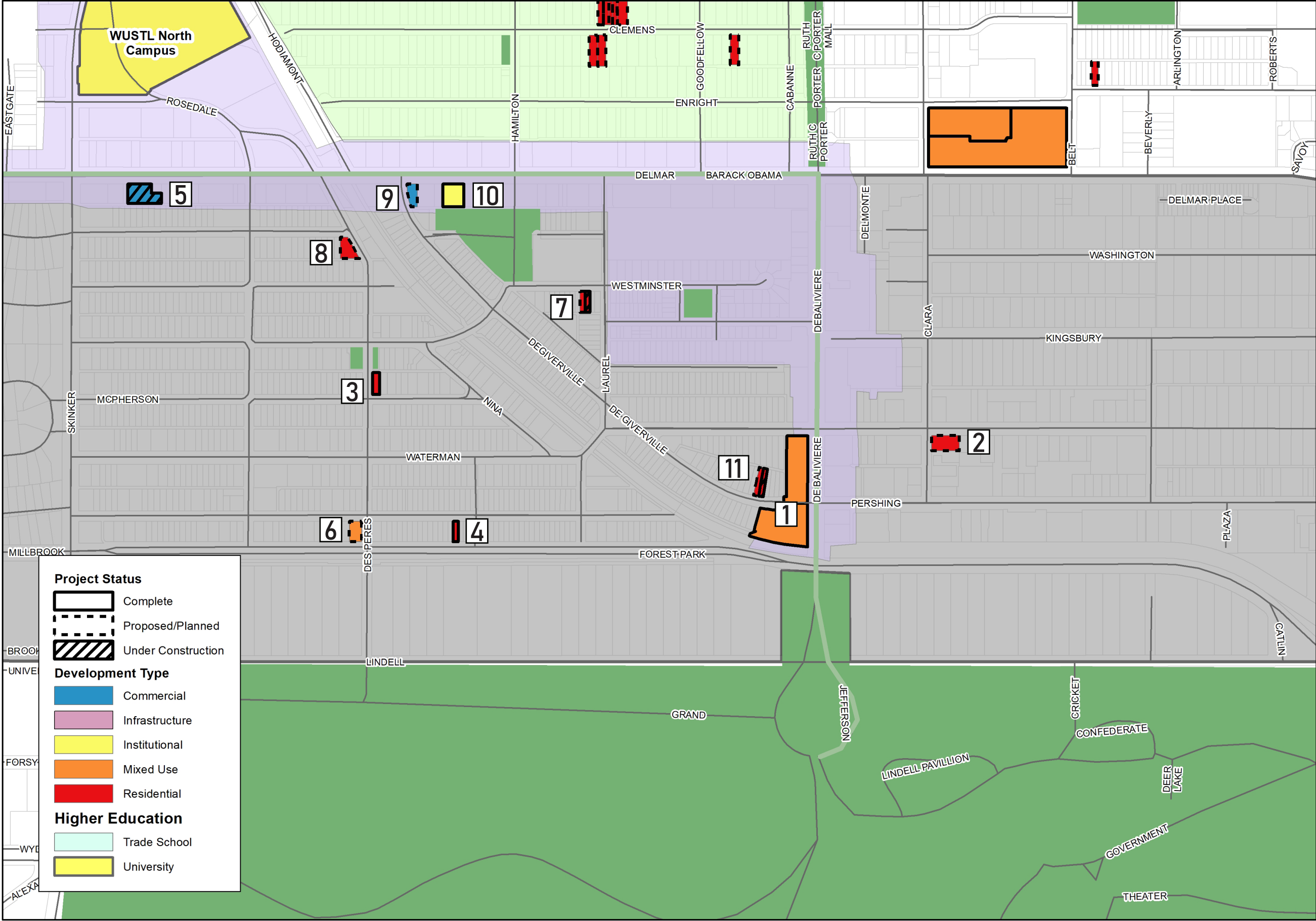


Skinker DeBaliviere / DeBaliviere Place | February 2023



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1: Expo at Forest Park

Status: Complete

Expected Completion: 2022

Development: 287 apartments and 30,000sf of ground floor retail have been constructed on what was a park-and-ride lot and strip mall serving the DeBaliviere MetroLink Station. The residential portion has been completed but work is still being done to prepare for the opening of Fields Foods on February 9th.

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: 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

6: 6002-6006 Pershing Ave

Status: Planned

Expected Completion: Unknown

Development: A \$300K building permit was issued in January 2023 to add residential units to this building at Forest Park Pkwy and Des Peres Ave.

Investment: \$300K

7: 5806-5808 Westminster Place

Status: Under Construction / Planned

Expected Completion: Unknown

Development: A new owner plans to build two new two-family homes on Westminster Place after the last proposal fell through. A \$460K building permit was issued for 5806 in November 2022 and another \$460K building permit application was submitted for 5808 in February 2023.

Investment: \$920K+

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

