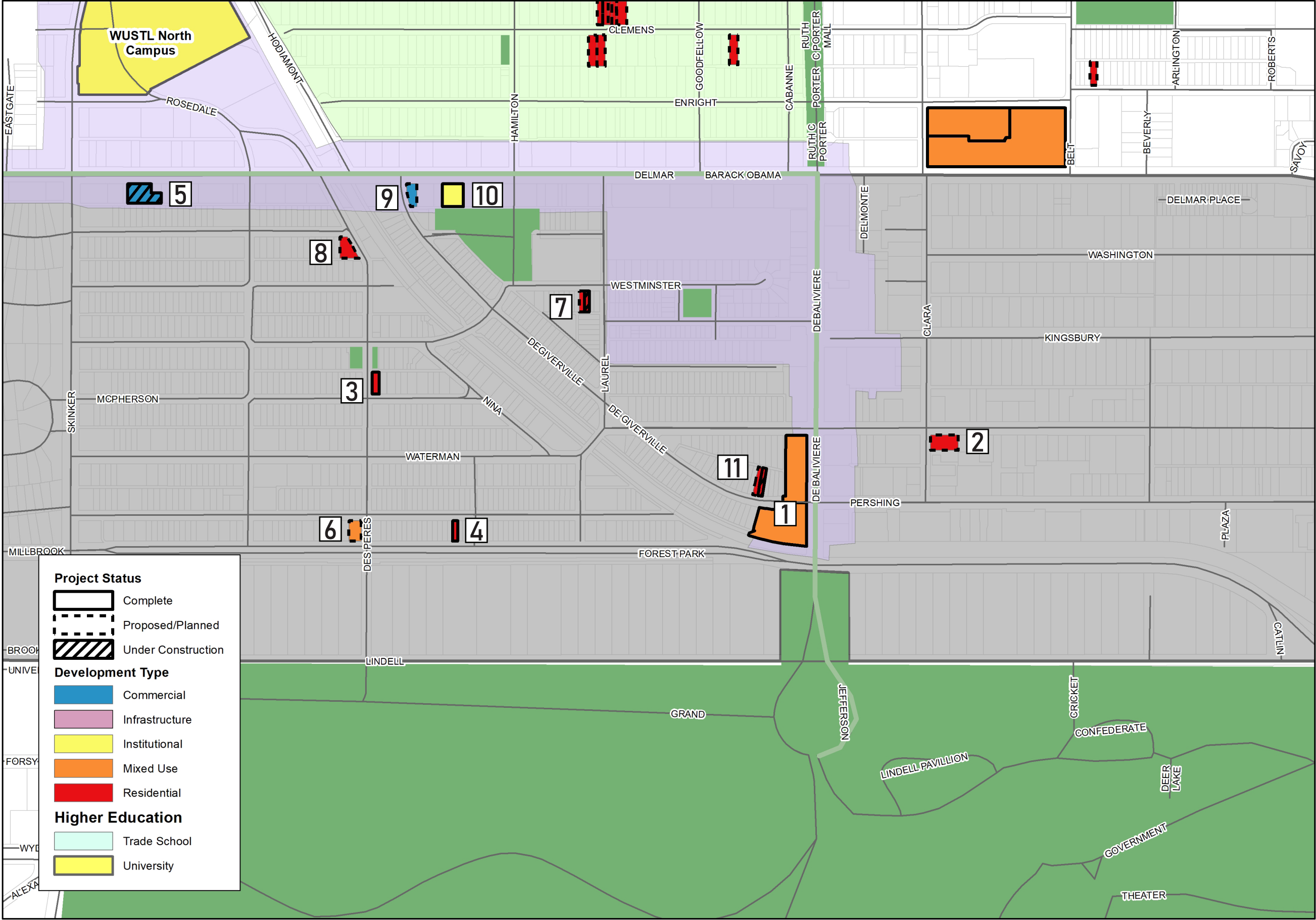


Skinker DeBaliviere / DeBaliviere Place | May 2023



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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. A Fields Foods grocery store has opened in one of the retail bays and a coffee shop will be coming soon.

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 application was submitted for 5808 in February 2023 and another \$460K building permit was issued for 5806 in April 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. \$300K building permit was issued for the foundation in April 2023.

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

