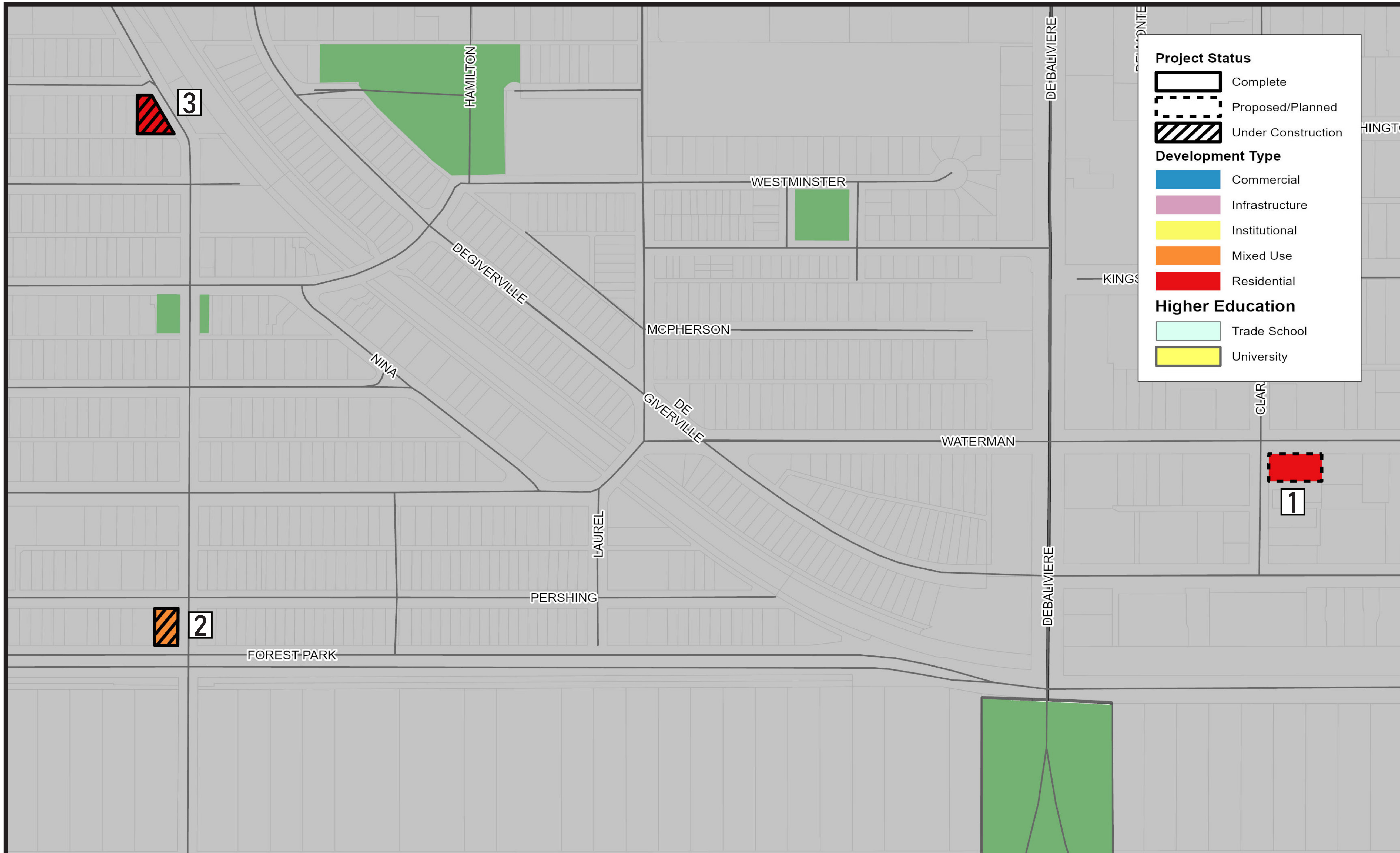
Skinker DeBaliviere / DeBaliviere Place | September 2025



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1: Waterman and Clara Apartments
Status: Proposed
Expected Completion: Unknown
Development: A 4-story, 54-unit apartment building has been proposed for 5612 Waterman Blvd. The building will include 31 studio and 23 one-bedroom units, all market rate. Amenities will include a fitness center, mail room, cafe, and bicycle storage space, along with a 2-story underground parking structure. The project appears to have stalled; a $9M building permit application was submitted in October 2023 but little news has become available since. This area was hit by the tornado in May 2025 and will likely be delayed going forward.
Investment: $9M

2: 6002-6006 Pershing Ave
Status: Under Construction
Expected Completion: Late 2025
Development: This residential building is undergoing internal renovations, in which it has been gutted and stands as a blank slate. The 2nd floor features two apartments, while the 1st floor offers two commercial bays that are ideal for businesses or restaurants. The adjacent parking lot comes with the building. This property is eligible for State and Federal Tax Credits. A $300k building permit was issued for the rehab of the property in January 2023. The exterior appears completely finished, while work is nearing completion in the interior as of September 2025.
Investment: $395K

3: 6006 Washington Blvd
Status: Under Construction
Expected Completion: Unknown
Development: This project consists of four townhouses with up to three bedrooms constructed on the southwest corner of Washington Blvd and Des Peres Ave on what was previously a vacant lot. Construction of these homes fulfills a part of the Skinker-DeBaliviere Neighborhood Plan for infill in the area. Each townhome will feature 3 bedrooms, 4 bathrooms, an attached garage, front and rear balconies on the main floor, and a roof-top deck. A $2.8M building permit application was issued in November 2023. Construction began summer of 2024 and appears to be on-going as of September 2025.
Investment: $3.1M