

Academy | October 2025



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1: 5136-48 Enright Ave

Status: Stalled

Expected Completion: Unknown

Development: Construction on a collection of modern homes planned by the Makers District was set to begin in 2025, however thus far no construction has begun. This area was impacted by the May tornado, which may be impeding the process.

Investment: Unknown

4: 5215 Delmar Blvd

Status: Stalled

Expected Completion: Unknown

Development: Tower Real Estate Group reportedly planned a new commercial building near the intersection of Delmar and Union, which would include 22,000sqft of space for retail, offices, and restaurants. However, as of October 2025, the project does not appear to be active and no construction has begun

Investment: Unknown

7: 5075 Cates Ave

Status: Complete

Expected Completion: Complete

Development: A \$350K building permit was issued in October 2023 for a new-construction 4-family building at 5075 Cates. As of October 2025, the project appears to be complete and the space is now occupied.

Investment: \$350K

2: Hodiament Tracks Greenway

Status: Under Construction

Expected Completion: 2026

Development: Great Rivers Greenway proposes linking the St. Vincent Greenway with the Midtown neighborhood and the proposed Brickline Greenway through implementation of the Hodiament Tracks Greenway. The trail would chiefly be built along Hodiament ROW, a former rail line. Construction on the expansion has begun as of October 2025.

Investment: Unknown

5: 5175 Enright Ave

Status: Under Construction

Expected Completion: Unknown

Development: \$200k building permit application submitted to rehab the single-family home at 5175 Enright. The most recent permits were issued in November 2023, but as of October 2025, construction has not begun. The building was damaged by the May 2025 tornado.

Investment: Unknown

8: 5259 Vernon Ave

Status: Under Construction

Expected Completion: Unknown

Development: A \$350K building permit was submitted in April 2024 for a rehab near the intersection of Vernon and Union. The plot appears to have been impacted by the tornado, and progress is currently stalled.

Investment: \$350K

3: Delmar Maker District

Status: In Progress

Expected Completion: N/A

Development: A live-make-sell district founded by Jim McKelvey and Doug Auer located along Delmar Blvd between Union and Kingshighway. Several developments, including MADE St. Louis, the Magic House, and the Third Degree Glass Factory are part of this district. Additional developments are currently underway or planned.

Investment: Unknown

6: 5258-62 Maple Ave

Status: Under Construction

Expected Completion: Unknown

Development: 3 homes on Maple are getting rehabbed after being left in poor conditions for an extended period. 5258 and 5262 Maple are complete. 5260 Maple is in the early stages of construction as of October 2025.

Investment: Unknown

