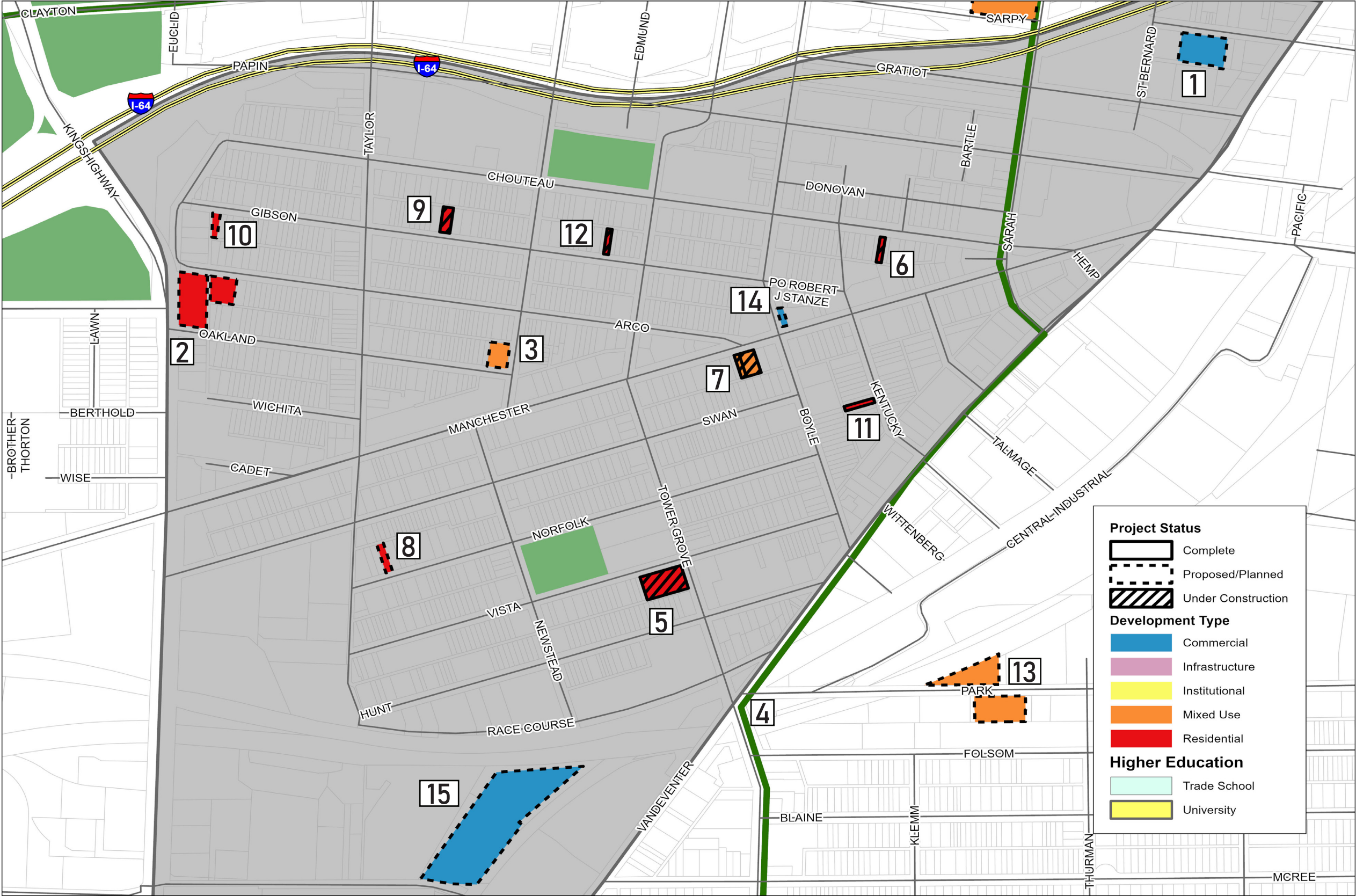


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1: Rock Spring School

Status: Unknown
Expected Completion: Unknown

Development: Pier Property Group submitted a building permit application in January 2023 for interior demolitions at the Rock Spring School at 3974 Sarpy Ave. The plan is for 20,000sq ft. of office space. Construction activity has not occurred at this proprty, and the building is marked as “For Lease” as of October 2025.
Investment: \$6.9M+

2: The Monarch

Status: Planned
Expected Completion: Unknown (for Phase 1) and 2027 (for Phase 2)
Development: NorthPoint Development has acquired properties along a very visible stretch of Kingshighway to develop a 328 unit residential apartment complex dubbed “The Monarch”. The Monarch will be a 5-story apartment complex with 2 levels of parking, with one underground. Construction is being broken up into two phases. Phase 1 will comprise 140 residential units and 140 parking spaces. Phase 2 will have 179 apartments and 216 parking spaces. As of October 2025, the project has been cancelled.
Investment: \$111M

3: The Drop In

Status: Proposed
Expected Completion: June 2026

Development: This proposal regarding the site at the corner of Oakland Ave and Newstead Ave was put forward in April 2025. The site currently has an existing building on half the area, which is intended to be reconstructed in addition to the vacant section of the lot. The project will include the owner’s home, a second-floor apartment, a clubhouse, and pickleball courts. Construction was set to begin in summer of 2025, but as of September no activity has occurred.
Investment: \$3.8M

4: Tower Grove Connector

Status: Under Construction
Expected Completion: 2026
Development: Momentum has grown for the construction of a bikeway between Forest Park Avenue and Tower Grove Park. The route is to lead south from Forest Park Avenue on Sarah Street, turn west on Vandeventer, and then south again on Tower Grove Avenue, terminating at the entrance to Tower Grove Park. Grant funding for this project was recently approved. Construction on phase 1 has begun in 2025, and phase 2 will follow in 2026.
Investment: \$14M

5: Townhomes at Tower Grove

Status: Under Construction
Expected Completion: Late 2025
Development: 14-1 bedroom and 14-3 bedroom apartment homes are being built by Spitzberg-Lassen on the long-vacant lot at Vista Ave and Tower Grove Ave across from Adams Elementary. Each house will have one unit on the ground floor and one on the second and third floors, for a total of 28 units. Construction prep began October 2024 and work is underway as of October 2025.
Investment: \$5M

6: 4200 Chouteau Ave

Status: Under Construction
Expected Completion: Unknown
Development: A building permit was issued in June 2025 to build a new home at 4200 Chouteau Ave. It is currently under construction.
Investment: \$320K

7: 4216 Manchester Ave

Status: Under Construction
Expected Completion: Unknown
Development: Vertical addition is currently being constructed at 4216 Manchester. Construction is close to finished as of October 2025.
Investment: Unknown

8: 4459 Norfolk Ave

Status: Unknown
Expected Completion: Unknown
Development: A \$200K building permit was issued in November 2023 to renovate this single family home into a four-family. However, as of October 2025, the home appears to be inactive and boarded up.
Investment: \$200K

9: 4439 -4441 Gibson Ave

Status: Under Construction
Expected Completion: Unknown
Development: This project concerns constructing a family home on a currently vacant lot. As of October 2025, two homes are currently under construction.
Investment: Unknown

10: 4570 Gibson Ave

Status: Planned
Expected Completion: Unknown
Development: A building permit application was submitted in January 2023 for the construction of a single family home on what is now a vacant lot. As of October 2025, construction on the project has not commenced.
Investment: \$350K

11: 1301 Kentucky Ave

Status: Complete
Expected Completion: Summer 2025
Development: A building permit was issued for this property on Kentucky Ave in December 2023 for \$147.5K. A 2-story, 3-bedroom single family home with a 2 car garage is to be built on the lot. Demolition is complete and construction took place in summer 2025, and the project was recently completed.
Investment: \$406.5K

12: 4210 Manchester Ave

Status: Under Construction
Expected Completion: Unknown
Development: A proposed new mixed-use building in the Grove, plus a third-story addition atop adjacent 4216 Manchester. The project would create 7 new apartments and a retail bay. A \$1.25M building permit for 4210 was issued in November 2023 and a \$250K permit for the addition was issued in April 2023. Construction began in June 2024 and is on-going as of September 2025.
Investment: \$1.6M

13: 4140 Park Ave

Status: Planned
Expected Completion: Unknown
Development: The vacant Liggett & Myers Tobacco Building, along with an empty lot across the street, are planned to be redeveloped. The project will convert the building’s four floors into 62 loft-style apartments, with a ground floor commercial space. Construction was initially slated to begin in 2019, but appears to have stalled. In June 2025, LCRA granted redevelopment status on behalf of this project to 4140 Park LLC. Early stages of the construction can be seen.
Investment: \$24M



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14: 4199 Manchester

Status: Planned

Development: The building that housed the Taha’a Twisted Tiki restaurant prior to its closure in 2024 was bought in July 2025 with the intentions of revamping it into a restaurant with a new concept.

Investment: Unknown

15: 4565 McRee

Status: Proposed

Development: The former Bar K space is being renovated into a new “pet emporium” and sports bar. The project will include a sports bar, canine carnival, games, pet retail shop etc.

Investment: Unknown

