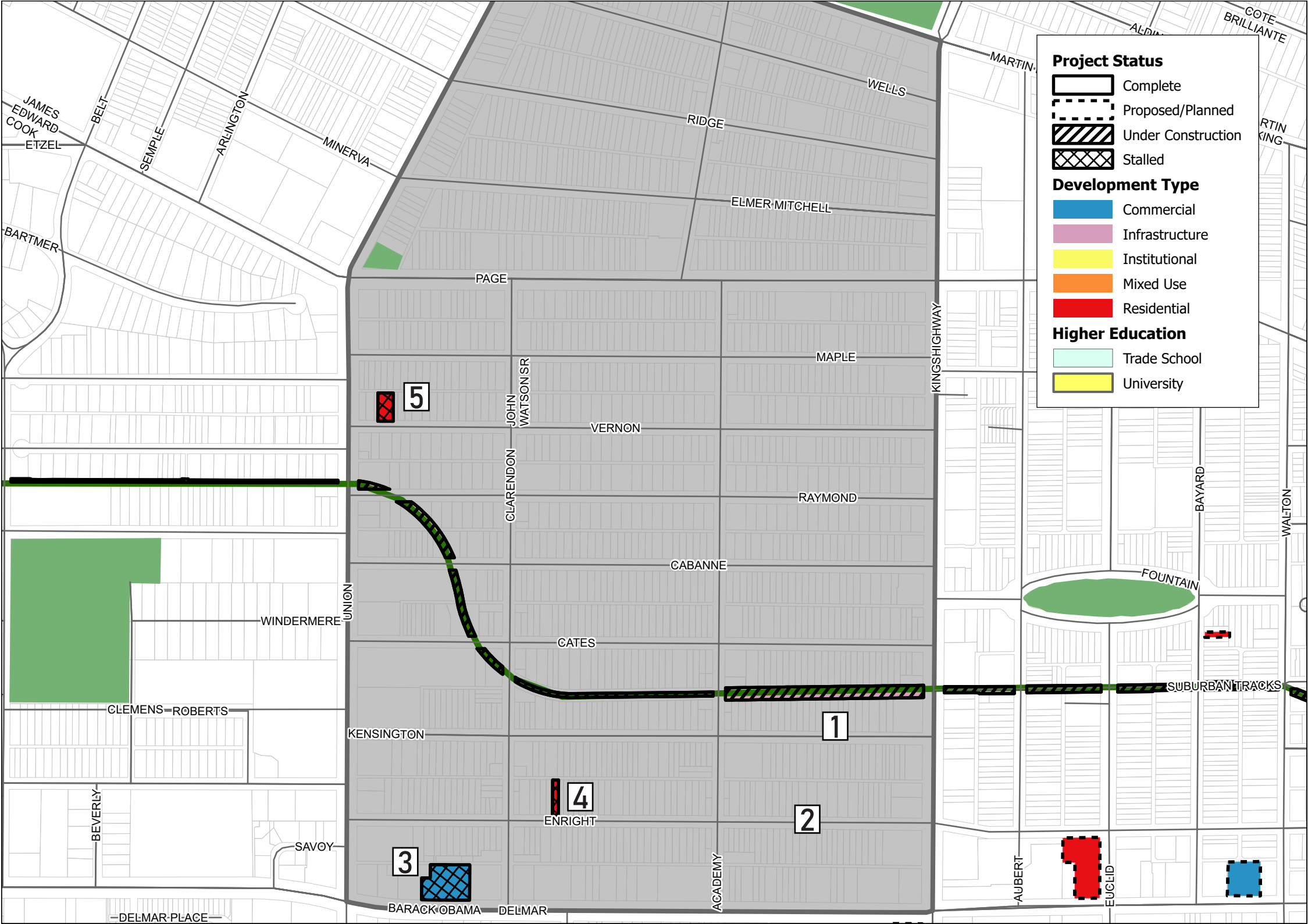


Academy | December 2025



Academy | December 2025

1: 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 December 2025.

Investment: \$1.9M

2: 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

3: 5215 Delmar Blvd

Status: Stalled

Expected Completion: Unknown

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

Investment: Unknown

4: 5175 Enright Ave

Status: Stalled

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 December 2025, construction has not begun. The building was damaged by the May 2025 tornado.

Investment: \$245K+

5: 5259 Vernon Ave

Status: Stalled

Expected Completion: Unknown

Development: Completion: Unknown

Development: A \$350K building permit was submitted in April 2024 for a rehab near the intersection of Vernon Avenue and Union Boulevard. The plot appears to have been impacted by the tornado, and as of December 2025, progress is currently stalled.

Investment: \$350K