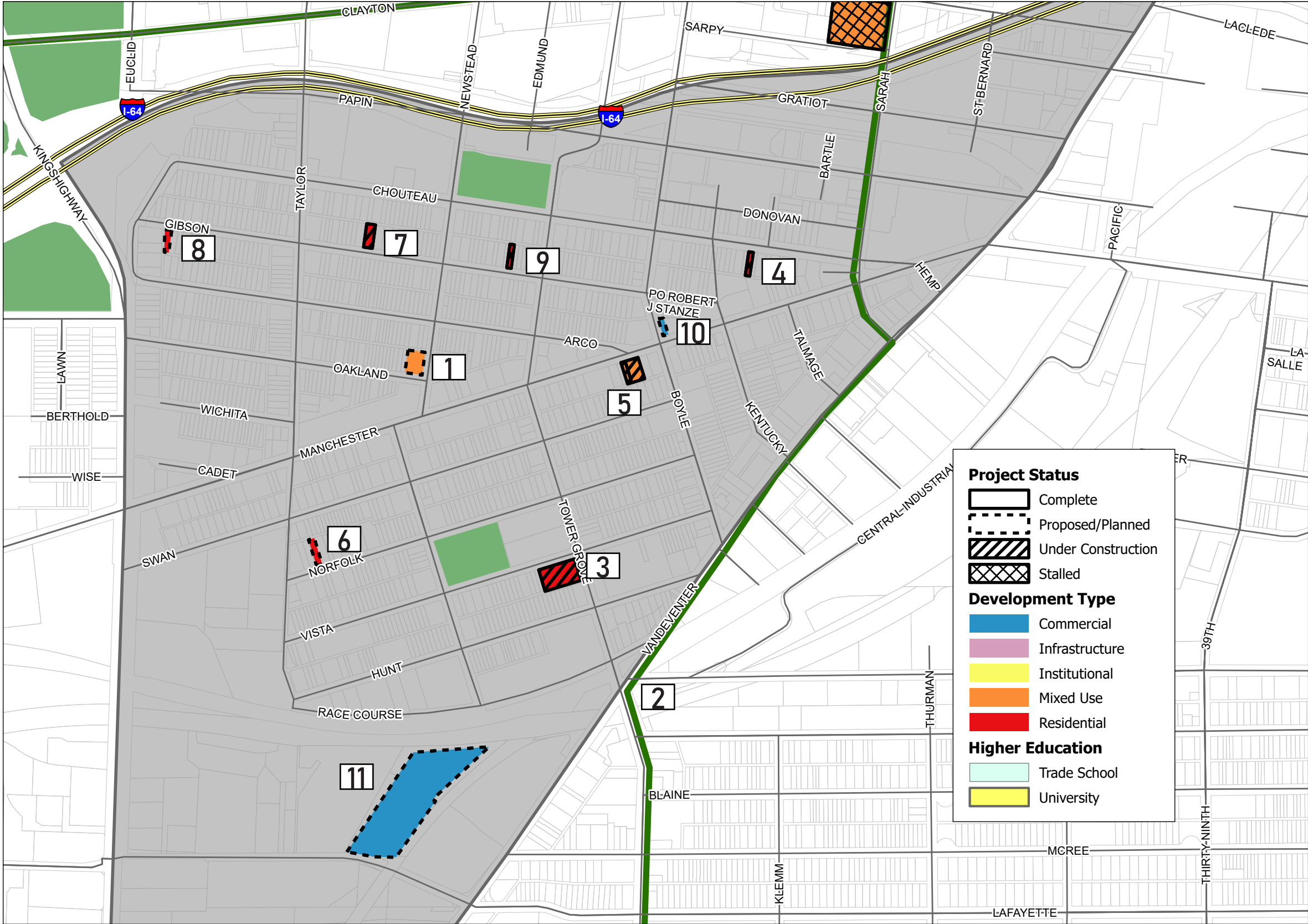


Forest Park Southeast | December 2025



Forest Park Southeast | December 2025

1: 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 clubroom, and pickleball courts. Construction was set to begin in summer of 2025, but as of December, no activity has occurred.
Investment: \$3.8M

2: 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

3: 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 December 2025.
Investment: \$5M

4: 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 as of December 2025.
Investment: \$320K

5: 4216 Manchester Ave
Status: Under Construction
Expected Completion: Unknown
Development: Vertical addition is currently being constructed at 4216 Manchester. Construction is close to finishing as of December 2025.
Investment: \$325K+

6: 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 December 2025, the home appears to be inactive and boarded up.
Investment: \$200K

7: 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 December 2025, two homes are currently under construction.
Investment: \$238.5K

8: 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 December 2025, construction on the project has not commenced.
Investment: \$250K

9: 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 December 2025.
Investment: \$1.6M

10: 4199 Manchester
Status: Planned
Expected Completion: Unknown
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 an Italian restaurant. As of December 2025, construction has not begun.
Investment: Unknown

11: 4565 McRee
Status: Proposed
Expected Completion: Unknown
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. As of December 2025, construction has not begun.
Investment: \$40K+

