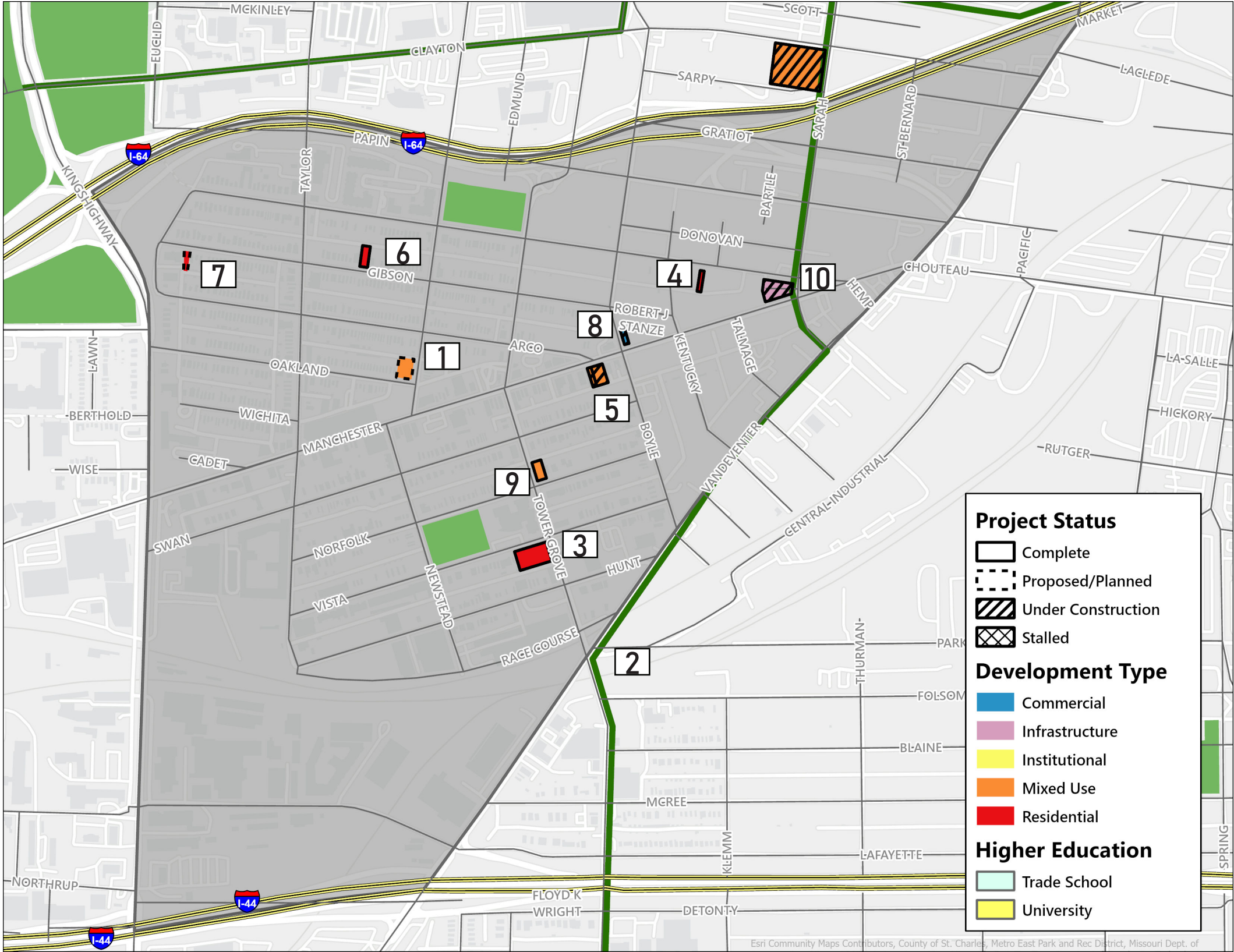


Forest Park Southeast | July 2026



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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 July 2026, 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: Complete
Expected Completion: Late 2026
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 completed as of July 2026.
Investment: \$5M

4: 4200 Chouteau Ave
Status: Complete
Expected Completion: Unknown
Development: A building permit was issued in June 2025 to build a new home at 4200 Chouteau Ave. It is currently on sale as of July 2026.
Investment: \$320K

5: 4216 Manchester Ave
Status: Under Construction
Expected Completion: Unknown
Development: The St. Louis Board of Adjustment approved two requests to use upper floors of buildings on Manchester Avenue as bed-and-breakfasts, granting variances for uses not permitted under the area’s zoning code. Plans call for converting the second and third floors of each building into a combined bed-and-breakfast with guest rooms and suites, while maintaining retail on the ground floor. Construction is underway, with new construction at 4210 Manchester site. A building permit from 2022 said that building would cost \$1.25 million. Under the plan, the bed-and-breakfast would include a mix of suites and standard guest rooms.
Investment: \$325K+

6: 4439-4441 Gibson Ave
Status: Complete
Expected Completion: Unknown
Development: This project concerns constructing a family home on a currently vacant lot. As of July 2026, two homes have finished construction and is currently on sale.
Investment: \$238.5K

7: 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 July 2026, construction on the project has not commenced.
Investment: \$250K

8: 4199 Manchester
Status: Under Construction
Expected Completion: August 2026
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 July 2026, construction has not begun.
Investment: Unknown

9: 4269 Norfolk Avenue
Status: Complete
Expected Completion: June 2026
Development: Originally constructed as a church, Mangrove LLC now plans to use the site’s basement as a workshop, storage area, and office space. Proposals to redevelop the first floor into a commercial or residential area exist, but no plans currently exist for this level. The project is slated to begin construction in May 2026 and complete in June 2026. As of July the projected has been completed as Mangrove LLC on their website has listed the residential place for rent.
Investment: \$437K

10: The Sports Yard
Status: Under Construction
Expected Completion: July 2026
Development: Former MLS soccer player Rhett Bernstein will be opening An roughly 20,000 sq-ft outdoor field - “The Sports Yard” it will have an 7v7 soccer field, futsal court and a smaller training field. It will sell food and beverages. St. Louis-based Byrne & Jones Construction is the project’s general contractor. The development secured financing from Illinois-based Busey Bank.
Investment: Unknown

