

An inventory of available or "buildable" lots has been performed for the subdivisions on the preceding page within the City limits. The lots included with this survey (Recorded Total Lots Column) contain all improvements and streets constructed following City standards and are represented on a recorded "Record Plat".

The subdivisions surveyed are the "newer" subdivisions, which are "active", and also includes future subdivisions which are approved. Also provided, are the preliminary plats total number of lots for each development, and a percentage of lots developed in each neighborhood.

A substantial number of lots exist (approximately 2,263 lots) which are lots approved upon Preliminary Plats of these subdivisions and not yet recorded. The listed "Available Lots Recorded" (second column) represents lots with completed streets and infrastructure without homes constructed. Population growth will continue as new dwellings are completed on these lots in the future. *(Population estimates uses 2.7 people per household as the recommended multiplier by the State Demographer.)*

The population in the City reported by the U.S. Census in 2010 was 29,070 (April 1, 2010).

Current estimated City population is 41,744.

**Cost of Living**  
Our cost of living indices are based on a US average of 100. An amount below 100 means a city is cheaper than the US average. A cost of living index above 100 means a city is more expensive.

Overall, Wentzville (zip 63385), MO cost of living is 108.6

Cost of Living	Wentzville, MO	United States
Overall	109	100
Food	92.9	100
Utilities	92	100
Miscellaneous	104	100

Source: Sperling's Best Places

Mayor and Aldermen

Mayor  
Nick Guccione  
(636) 639-0354

Ward 1  
Bryan Harr  
(636) 466-6006

Robert Hussey  
(636) 357-1934

Ward 2  
Jeffrey Ottenlips  
(636) 639-0777

Brittany Gillett  
(636) 466-5115

Ward 3  
Michael Hays  
(636) 795-0195

Matt Swanson  
(636) 795-0195

For more information please feel free to explore the city's webpage located at [www.wentzvillemo.org](http://www.wentzvillemo.org) or you can contact the City directly at (636) 327-5101.

City of Wentzville  
New Subdivisions Map

Wentzville, Missouri



For More Information Please Contact:

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Charles Senzee  
Senior Planner

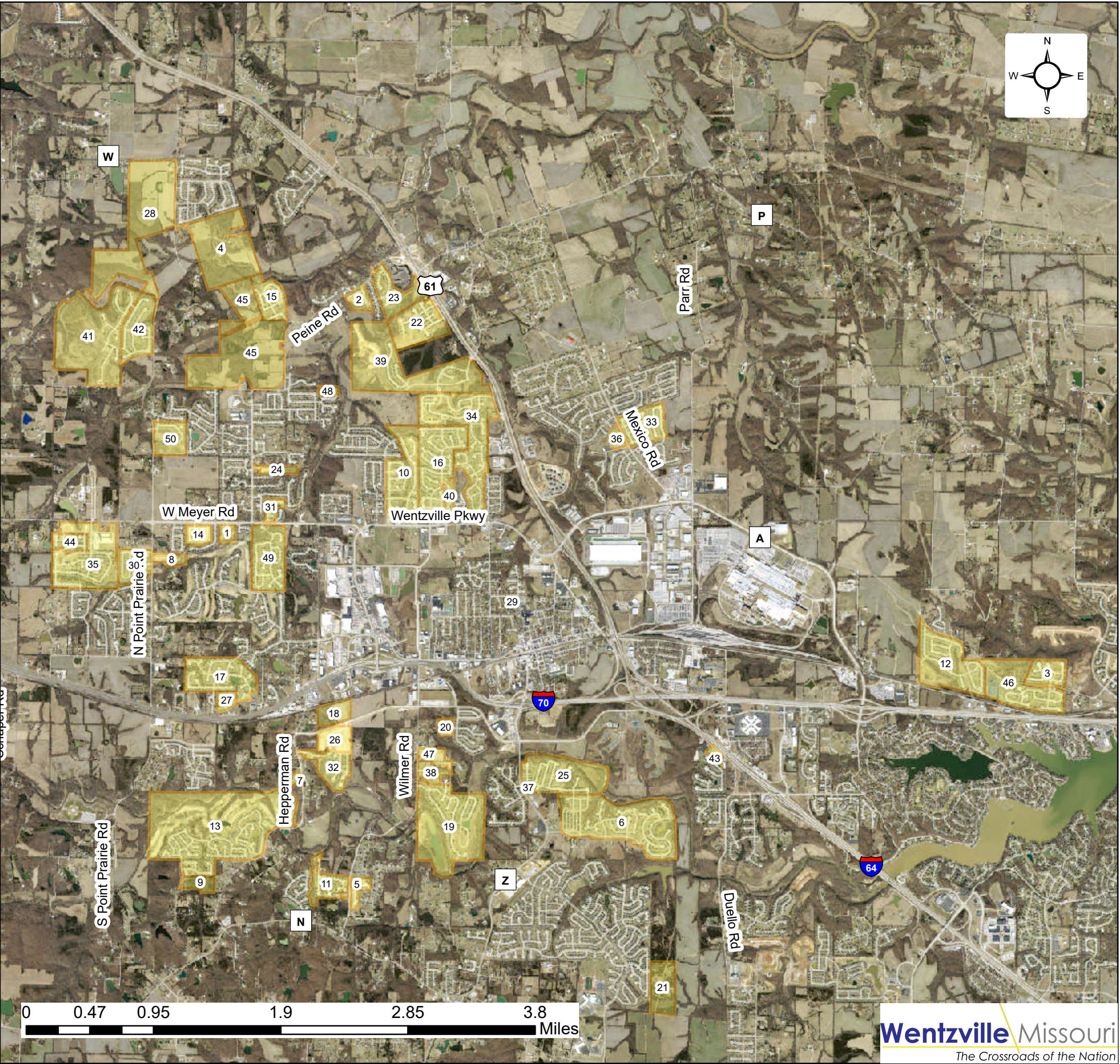
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Community Development Department  
1001 Schroeder Creek Blvd  
Wentzville, MO 63385

Updated: December 12, 2018

Map No. 31





Map #	Subdivision	Recorded Total	Available Lots	Preliminary Plat	% of Lots
		Lots/Units	Recorded	Total Lots	Vacant
1	Adonai Place	6	6	6	100%
2	Barclay Place	33	7	33	21%
3	Brook Ridge Estates	105	16	105	15%
4	Brookstone	0	0	285	
5	Cambridge Falls	29	17	29	59%
6	Carlton Glen Estates	501	65	501	13%
7	Chapel Grove	3	2	8	67%
8	Copper Creek Manor	18	15	18	83%
9	Copper Stone Valley	0	0	38	
10	Crystal Creek	223	19	255	9%
11	East Hampton Woods	57	3	57	5%
12	Fox Ridge	354	79	450	22%
13	Golf Club of Wentzville (The)	484	19	484	4%
14	Hampton Grove	52	48	52	92%
15	Hannah Ridge Estates	100	19	100	19%
16	Heritage Pointe	356	26	356	7%
17	Huntsdale	215	9	215	4%
18	Lake at Pinewoods	0	0	91	
19	Manors at Wilmer Valley	261	85	264	33%
20	Meadows at Cimarron	21	19	21	90%
21	Meadowside	0	0	91	
22	The Oaks at Lexington	142	39	205	27%
23	Peine Lake Estates	82	6	82	7%
24	Peine Valley	21	14	21	67%
25	Peruque Hills Estates	299	44	299	15%
26	Pinewoods Estates	34	27	93	79%
27	Renaissance Crossing	35	14	35	40%
28	Rolwes-Hynes Tract	0	0	412	
29	Scotti's Villa's	15	7	15	73%
30	Shadow Ridge Estates	113	8	113	7%
31	Sherwood Oaks	39	7	39	18%
32	Silver Pine Ridge	76	9	87	12%
33	Stonegate Addition	176	37	176	21%
34	Stone Ridge Canyon	387	28	387	7%
35	Stonemoor	255	60	321	24%
36	Summerbrook Estates	0	0	22	
37	The Cedars	8	5	15	63%
38	The Commons at Peruque Hills	15	6	15	40%
39	Timber Trace	113	1	241	1%
40	Twin Oaks at Heritage Pointe (Garden Homes)	123	67	142	54%
41	Villages at Huntleigh Ridge	209	74	593	35%
42	Villages at Prairie Bluffs (The)	146	11	163	8%
43	Villas at Quail Ridge	0	0	10	
44	Villas at Stonemoor	90	10	240	11%
45	Westhaven	0	0	226	
46	Westwind Park	148	7	155	5%
47	Wolf Run Estates	0	0	34	
48	Woodlands at Providence	0	0	7	
49	Woodlands at Bear Creek	217	16	217	7%
50	Wynncrest	111	79	111	71%
		5,672	1,030	7,935	18%

\* See Back Side For Info