

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 1,285 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 2020 was 44,372 (April 1, 2020).

Current estimated City population is 46,495.

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	100.6	100
Food	100.5	100
Utilities	92.4	100
Miscellaneous	104.3	100

Source: Sperling's Best Places

Mayor and Aldermen

Mayor
Nick Guccione
(636) 639-0354

Ward 1
Bryan Harr
(636) 466-6006

Ward 2
Jeffrey Ottenlips
(636) 466-5115

Ward 3
Michael Hays
(636) 795-0195

Manny Macias
(636) 357-1934

Tricia Byrnes
(636) 639-0777

Michael Lovell
(636) 856-6940

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

City of Wentzville New Subdivisions Map

Wentzville, Missouri



Map No. 31



For More Information Please Contact:

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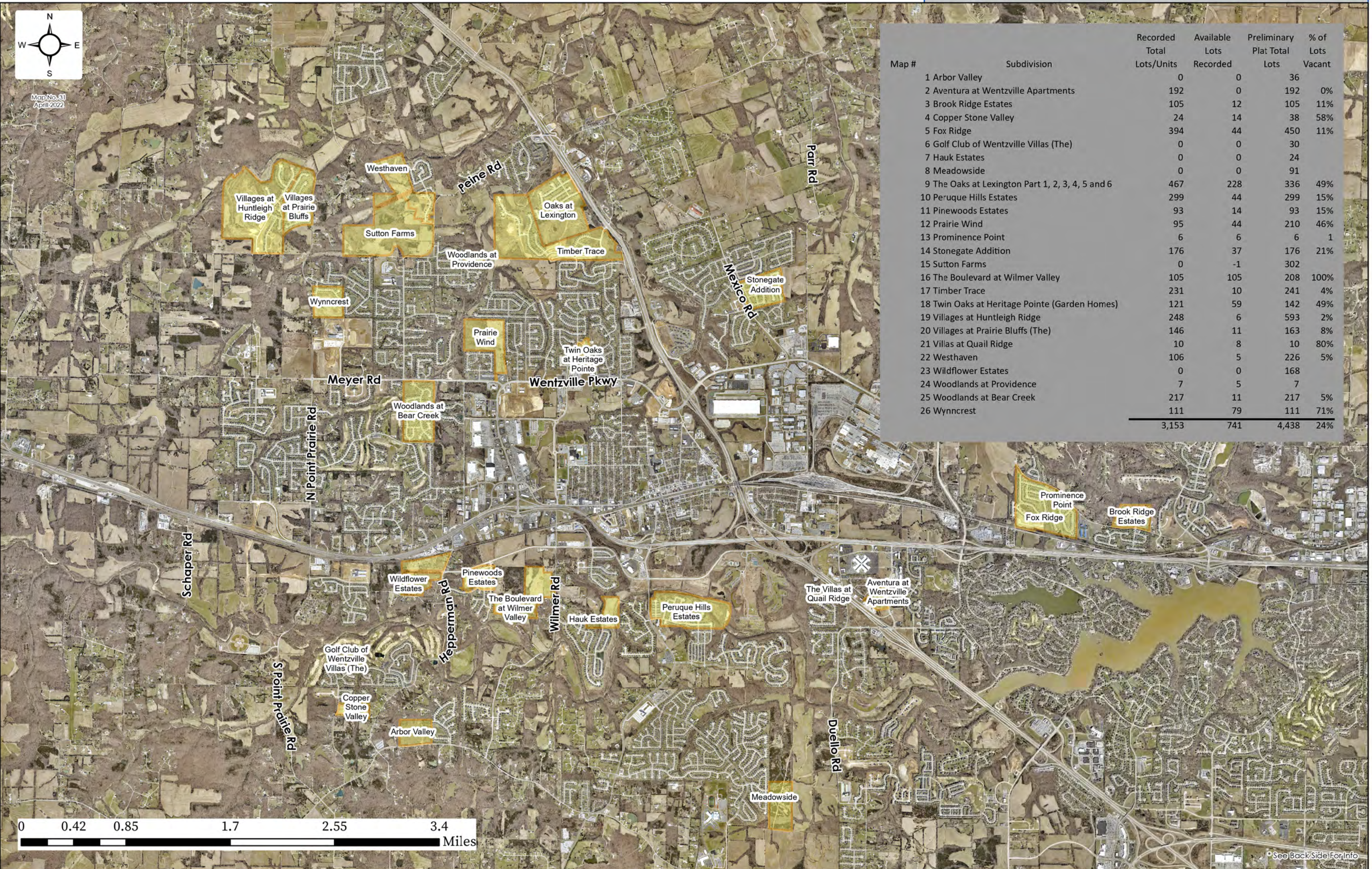
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1001 Schroeder Creek Blvd
Wentzville, MO 63385

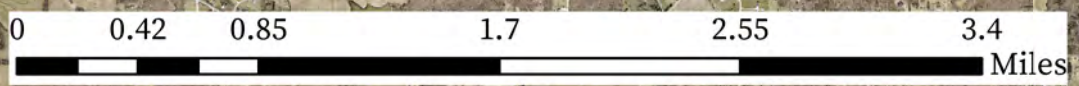
Updated: April 2022



Map No. 31
April 2022



Map #	Subdivision	Recorded Total Lots/Units	Available Lots Recorded	Preliminary Plat Total Lots	% of Lots Vacant
1	Arbor Valley	0	0	36	
2	Aventura at Wentzville Apartments	192	0	192	0%
3	Brook Ridge Estates	105	12	105	11%
4	Copper Stone Valley	24	14	38	58%
5	Fox Ridge	394	44	450	11%
6	Golf Club of Wentzville Villas (The)	0	0	30	
7	Hawk Estates	0	0	24	
8	Meadowside	0	0	91	
9	The Oaks at Lexington Part 1, 2, 3, 4, 5 and 6	467	228	336	49%
10	Peruque Hills Estates	299	44	299	15%
11	Pinewoods Estates	93	14	93	15%
12	Prairie Wind	95	44	210	46%
13	Prominence Point	6	6	6	1
14	Stonegate Addition	176	37	176	21%
15	Sutton Farms	0	-1	302	
16	The Boulevard at Wilmer Valley	105	105	208	100%
17	Timber Trace	231	10	241	4%
18	Twin Oaks at Heritage Pointe (Garden Homes)	121	59	142	49%
19	Villages at Huntleigh Ridge	248	6	593	2%
20	Villages at Prairie Bluffs (The)	146	11	163	8%
21	Villas at Quail Ridge	10	8	10	80%
22	Westhaven	106	5	226	5%
23	Wildflower Estates	0	0	168	
24	Woodlands at Providence	7	5	7	
25	Woodlands at Bear Creek	217	11	217	5%
26	Wynncrest	111	79	111	71%
		3,153	741	4,438	24%



*See Back Side For Info