

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 660 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 47,734

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 97.5

Cost of Living	Wentzville, MO	United States
Overall	97.5	100
Food	100.5	100
Utilities	92.4	100
Miscellaneous	103.8	100

Source: Best Places

Mayor and Aldermen

Mayor
Nick Guccione
(636) 639-0354

Ward 1
Bryan Harr
(636) 466-6006

Ward 2
Jordan Broviak
(636) 466-6033

Ward 3
Michael Hays
(636) 795-0195

Manny Macias
(636) 357-1934

Robert Hussey
(636) 655-0931

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



For More Information Please Contact:

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Community Development Department
1001 Schroeder Creek Blvd
Wentzville, MO 63385



March 2024

The Estates
at Huntleigh
Ridge

Villages
at Prairie
Bluffs

Westhaven

Sutton Farms

Oaks at
Lexington

Timber Trace

Wyncrest

Prairie
Wind

Twin Oaks
at Heritage
Pointe

Stonegate
Addition

Woodlands
at Bear
Creek

Bear Creek Golf
Club

Wentzville

Gilmore

Fox Ridge

Brook
Ridge
Estates

Wildflower
Estates

The Boulevard
at Wilmer
Valley

Hauk Estates

Peruque
Hills
Estates

The Villas at
Quail Ridge

Aventura at
Wentzville
Apartments

Lake St. Louis

Lake Saint
Louis

Lake Saint
Louis

Golf Club of
Wentzville
Villas
(The)

Copper
Stone Valley

Arbor
Valley

Meadowside

Hawkridge Golf
Course



State of Missouri, Maxar, Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

*See Back Side For Info

Number	Subdivision	Recorded	Available	Preliminary	% of
		Total Lots/Units	Lots Recorded	Plat Total Lots	Lots Vacant
1	Arbor Valley	36	28	36	78%
2	Aventura at Wentzville Apartments	192	0	192	0%
3	Brook Ridge Estates	105	12	105	11%
4	Copper Stone Valley	24	8	38	33%
5	Fox Ridge	394	39	450	10%
6	Golf Club of Wentzville Villas (The)	30	20	30	67%
7	Hauk Estates	0	0	24	
8	Meadowside	0	0	91	
9	The Oaks at Lexington Part 1, 2, 3, 4, 5 and 6	467	194	336	42%
10	Peruque Hills Estates	299	43	299	14%
11	Prairie Wind	210	52	210	25%
12	Stonegate Addition	176	37	176	21%
13	Sutton Farms	81	60	302	74%
14	The Boulevard at Wilmer Valley	198	138	208	70%
15	The Estates at Huntleigh Ridge	61	34	309	56%
16	Timber Trace	276	36	241	13%
17	Twin Oaks at Heritage Pointe (Garden Homes)	133	59	142	44%
18	Villages at Prairie Bluffs (The)	146	11	163	8%
19	Villas at Quail Ridge	10	7	10	70%
20	Westhaven	144	34	226	24%
21	Wildflower Estates	114	73	168	
22	Woodlands at Bear Creek	217	10	217	5%
23	Wyncrest	111	53	111	48%
		3,388	920	4,048	27%