

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 362 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 49,290

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
Chantel Summers
(636) 242-5665

Manny Macias
(636) 357-1934

Ward 2
Jordan Broviak
(636) 466-6033

Robert Hussey
(636) 655-0931

Ward 3
Michael Hays
(636) 639-0039

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:

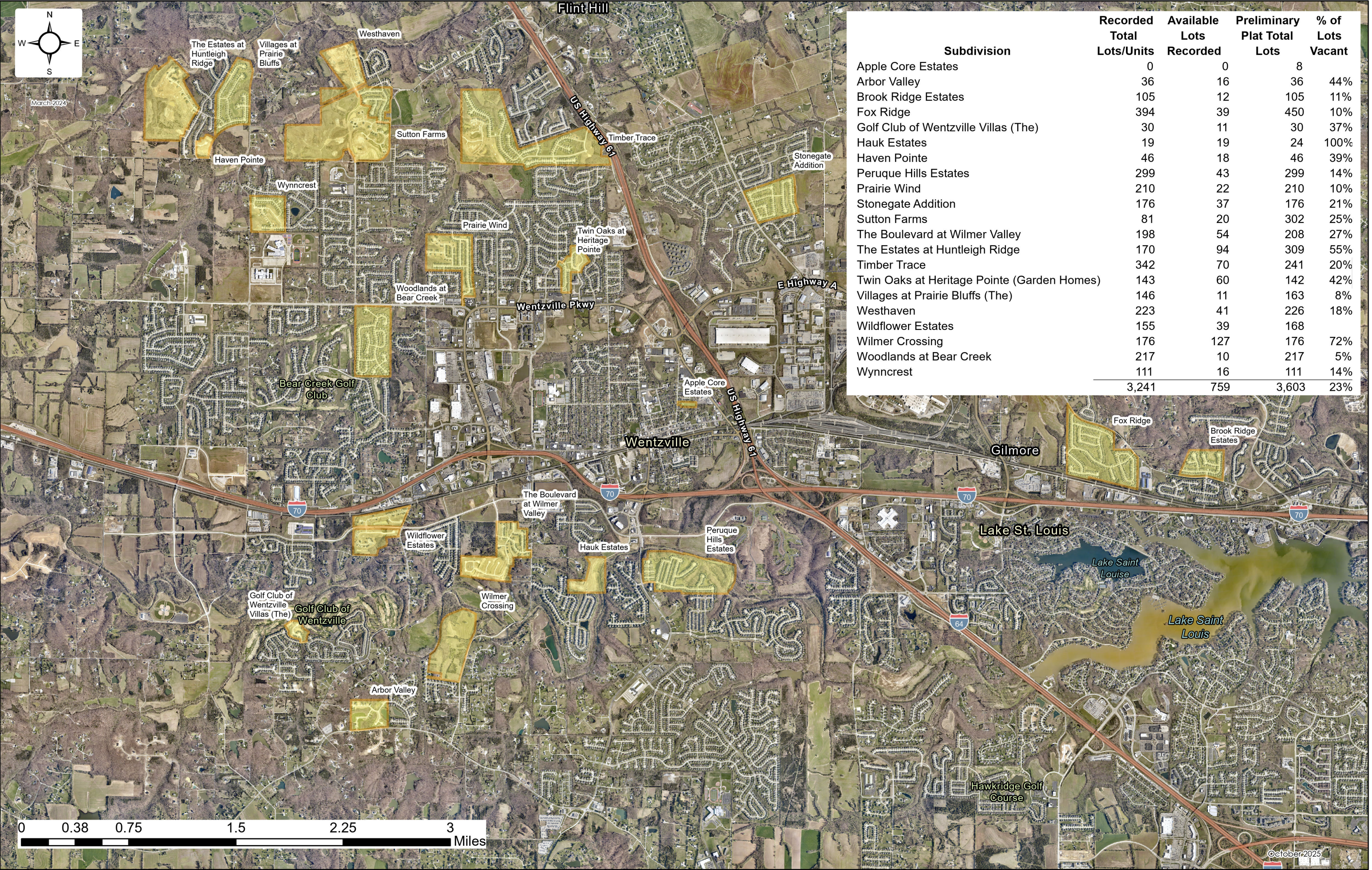
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Community Development Department
1001 Schroeder Creek Blvd
Wentzville, MO 63385



Subdivision	Recorded Total Lots/Units	Available Lots Recorded	Preliminary Plat Total Lots	% of Lots Vacant
Apple Core Estates	0	0	8	
Arbor Valley	36	16	36	44%
Brook Ridge Estates	105	12	105	11%
Fox Ridge	394	39	450	10%
Golf Club of Wentzville Villas (The)	30	11	30	37%
Hauk Estates	19	19	24	100%
Haven Pointe	46	18	46	39%
Peruque Hills Estates	299	43	299	14%
Prairie Wind	210	22	210	10%
Stonegate Addition	176	37	176	21%
Sutton Farms	81	20	302	25%
The Boulevard at Wilmer Valley	198	54	208	27%
The Estates at Huntleigh Ridge	170	94	309	55%
Timber Trace	342	70	241	20%
Twin Oaks at Heritage Pointe (Garden Homes)	143	60	142	42%
Villages at Prairie Bluffs (The)	146	11	163	8%
Westhaven	223	41	226	18%
Wildflower Estates	155	39	168	
Wilmer Crossing	176	127	176	72%
Woodlands at Bear Creek	217	10	217	5%
Wynncrest	111	16	111	14%
	3,241	759	3,603	23%