

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 1,922 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 44,292.

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

Ward 3
Michael Hays
(636) 795-0195

Robert Hussey
(636) 357-1934

Tricia Byrnes
(636) 639-0777

Michael Lovell

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:

Doug Forbeck
Community Development Director

Phone: (636) 639-2031
Fax: (636) 327-4892
Email: douglas.forbeck@wentzvillemo.gov

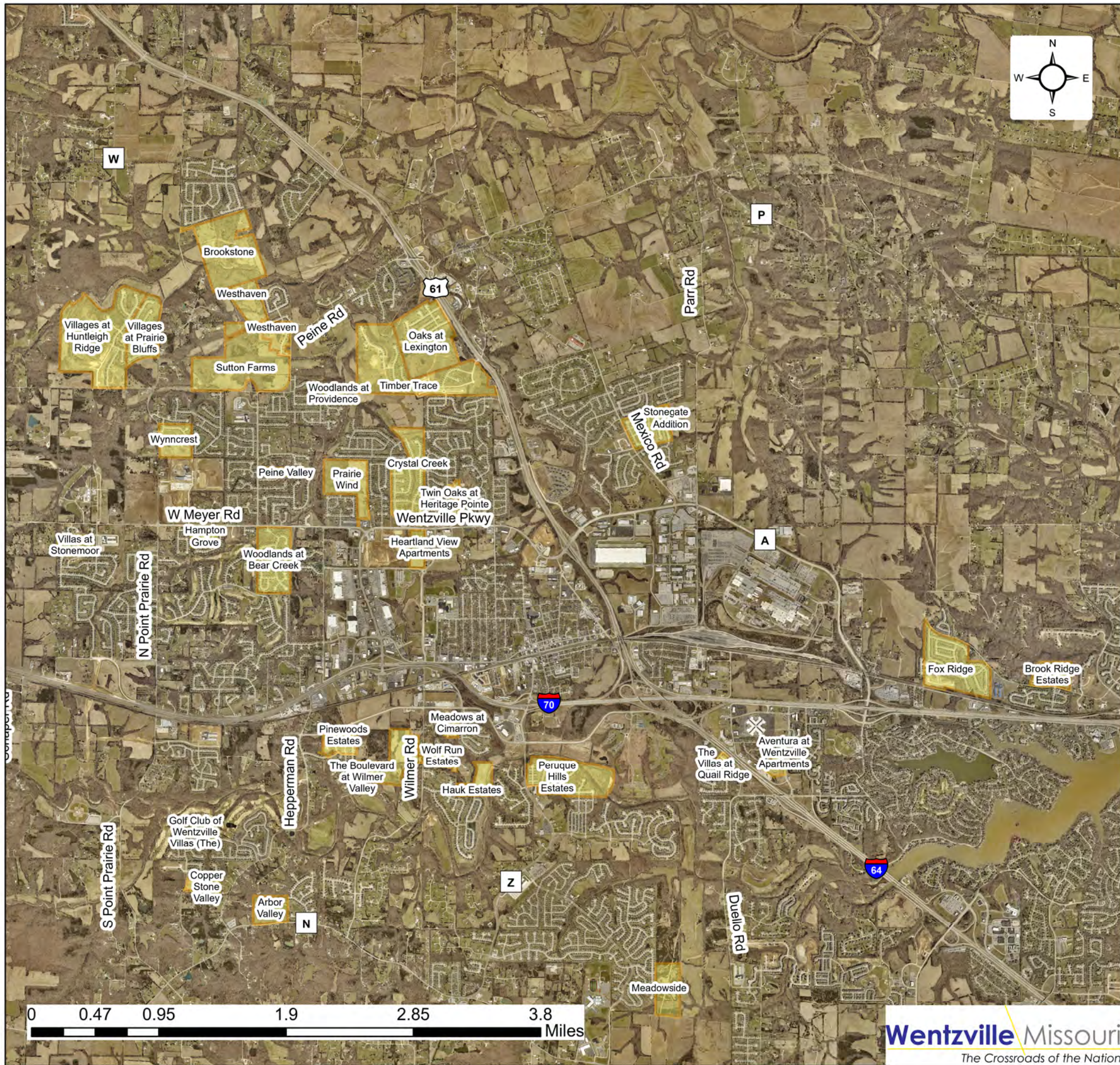
Charles Senzee
Planning Manager

Phone: (636) 639-2065
Fax: (636) 327-4892
Email: charles.senzee@wentzvillemo.gov

Community Development Department
1001 Schroeder Creek Blvd
Wentzville, MO 63385

Updated: March 10, 2021

Map No. 31



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	192	192	100%
3	Brook Ridge Estates	105	12	105	11%
4	Brookstone	0	0	285	
5	Copper Stone Valley	24	24	38	100%
6	Crystal Creek	253	16	255	6%
7	Fox Ridge	394	62	450	16%
8	Golf Club of Wentzville Villas (The)	0	0	30	
9	Hampton Grove	52	9	52	17%
10	Hauk Estates	0	0	24	
11	Heartland View Apartments	201	201	201	100%
12	Meadows at Cimarron	21	7	21	33%
13	Meadowside	0	0	91	
14	The Oaks at Lexington Part 1, 2, 3 and 4	389	221	336	57%
15	Peine Valley	21	5	21	24%
16	Peruque Hills Estates	299	44	299	15%
17	Pinewoods Estates	93	33	93	35%
18	Prairie Wind	0	0	210	
19	Stonegate Addition	176	37	176	21%
20	Sutton Farms	0	0	302	
21	The Boulevard at Wilmer Valley	0	0	208	
22	Timber Trace	231	47	241	20%
23	Twin Oaks at Heritage Pointe (Garden Homes)	121	59	142	49%
24	Villages at Huntleigh Ridge	248	25	593	10%
25	Villages at Prairie Bluffs (The)	146	11	163	8%
26	Villas at Quail Ridge	10	8	10	80%
27	Villas at Stonemoor	90	0	240	0%
28	Westhaven	50	6	226	12%
29	Wolf Run Estates	0	0	34	
30	Woodlands at Providence	7	7	7	100%
31	Woodlands at Bear Creek	217	13	217	6%
32	Wynncrest	111	79	111	71%
Total:		3451	1118	5373	32%

* See Back Side For Info