

# MEMO



**TO:** Mayor Hahs and Members of the Board of Aldermen

**FROM:** Larry Miller, Building & Planning Manager

**DATE:** February 19, 2025

**SUBJECT:** Building and Planning Department – 2023 vs. 2024  
Construction Summary

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In 2024, the total construction value reached **\$46,766,877**, marking an **88%** increase from **\$24,898,282** in 2023.

## Residential Construction:

- **New Single-Family Homes:** Increased from 25 in 2023 to 32 in 2024, with the total construction value rising from **\$7,054,550** to **\$9,243,487**. The **average home value** in 2024 was **\$288,859**, slightly higher than **\$282,182** in 2023.
- **Residential Remodels/Additions:** More than doubled, with **30 projects** in **2024** valued at **\$1,074,750**, compared to **14 projects** in **2023** totaling **\$181,589**.

## Commercial Construction:

- **New Commercial Buildings:** Increased from 5 in 2023 to 8 in 2024, with construction values soaring from **\$6,106,845** to **\$26,657,645**.
- **Commercial Remodels/Additions:** Decreased in number from **22 projects** in **2023** to **12 projects** in **2024**, with construction value dropping from **\$8,909,043** to **\$5,316,295**.

## Other Notable Trends:

- **Sign Permits:** Increased from **12 in 2023** to **23 in 2024**, with construction value rising from **\$162,168** to **\$259,080**.

- **Fences:** Increased from **47 permits (\$292,664)** in **2023** to **64 permits (\$379,591)** in **2024**.
- **Demolitions:** Increased from **12 projects (\$46,190)** in **2023** to **17 projects (\$172,100)** in **2024**.
- **Irrigation Permits:** Declined from **21 (\$136,900)** in **2023** to **14 (\$55,900)** in **2024**.

The top five construction permits issued for 2024 were:

- **Bird Dog Property Investments & Management LLC** – \$13,359,291 (Commercial New Building, 1204 Lenco Ave)
- **Bird Dog Property Investments & Management LLC** – \$5,500,000 (Commercial New Building, 1204 Lenco Ave)
- **Trussworks Realty Missouri LLC** – \$5,000,000 (Commercial New Building, 2860 Trussworks Blvd)
- **Murphy Oil USA Inc #5805** – \$1,500,000 (Commercial New Building, 3039 Jackson Blvd E)
- **Bird Dog Property Investments & Management LLC** – \$1,200,000 (Commercial New Building, 1204 Lenco Ave)

### Conclusion:

2024 saw a **major surge** in total construction activity, particularly in **new residential and commercial construction**, leading to a nearly **double increase in total construction value**. While **commercial remodels and irrigation permits declined**, **new home construction, commercial buildings, and remodel projects** showed strong growth.