

Commercial Real Estate

Construction underway on \$57M apartment complex in suburban town center



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Story Highlights

- Mia Rose Holdings began construction on a \$57.5 million Wildwood apartment complex.
- The project includes 188 apartments and 7,000 square feet commercial space.
- The four-story development received tax abatements and opens summer 2027.

A \$57 million mixed-use apartment complex in a St. Louis County city's downtown development has started construction.

The project, from apartment developer Mia Rose Holdings, is being built in Wildwood Town Center, the city's downtown-like, centralized area designated for more walkable and urban development. The apartment project, at the corner of Main Street and Taylor Road, will include 188 modern apartments and roughly 7,000 square feet of commercial and retail space.

The city previously granted the project [property tax abatement](#) and an abatement on sales tax for construction materials.

The new estimate for the cost of the project, called Wildwood Luxury Living, is \$57.5 million, up about \$5 million from what was anticipated last year. The developers did not originally ask for any incentives, but said last year that costs had risen due to [price increases and higher tariffs](#).



The four-story Wildwood Luxury Living building, spanning more than 215,000 square feet, will have apartments ranging from studio to three bedrooms, developer Mia Rose Holdings said. Shown is a rendering of the project.

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The four-story building will have apartments ranging from studio to three bedrooms, spanning over 215,000 square feet, Mia Rose said.

Chesterfield-based Mia Rose Holdings is developing the project as a collaboration with Ed Kohn and development firm Greenberg Development Co. LLC.

The apartments are targeted to open in summer 2027, according to a news release.

“With its superb location, we hope to inject more interest and activity into the community while maintaining the idyllic continuity of the current environment. Our entire vision is focused on activation and in and around the Town Center,” Tom Kaiman, [founder of Mia Rose Holdings](#), said in a statement.

Amenities that will be built into the apartment complex will include private balconies at many of the apartments, as well as green spaces for walking and biking, a pool and patio, ground-level fire pits, a fitness center that will include a dry sauna, clubhouse and rooftop terrace. The developer plans unnamed retail and restaurants on the first floor.

The general contractor on the project is MBG of Fenton. Rosemann & Associates is the architect, Engenuity is the MEP (mechanical, electrical and plumbing) engineer and Stock & Associates is the civil engineer.

The broader [Town Center development](#) dates as far back as 2007. It is located at the southwest corner of Highway 100 and Taylor Road inside what the city of Wildwood calls its town center. It is an 800-acre planned development district bordered by Highway 100 to the north, Old Manchester Road to the south and Highway 109 to the west.



Amenities that will be built into the Wildwood Luxury Living apartment complex, seen here in a rendering, will include private balconies at many of the apartments, as well as green spaces for walking and biking, a pool and patio, ground-level fire pits, a fitness center that will include a dry sauna, clubhouse and rooftop terrace. The developer plans unnamed retail and restaurants on the first floor.

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Existing Wildwood Town Center developments include a movie theater, restaurants including Llewellyn's Pub, a Dierbergs Market, a [Walgreens](#), [Starbucks](#), banks, gyms and other retail. Most recently, the [sixth](#) location of [Good News Brewing](#) opened in Town Center.

The city has purchased property set aside for a dedicated downtown plaza called Village Green. Separately from Town Center, the Wildwood campus of St. Louis Community College is adding a new Health Sciences and Technology Center as part of the community college's [\\$500 million rebuilding project](#) at all its campuses.

In some cases, Wildwood officials have turned down developments that they don't see as suited to the downtown-style development. Officials in Wildwood last year [rejected a community of new rental houses](#) proposed for Town Center. It would have been next to Village Green. Another prior project proposed at the

Taylor and Main intersection, a senior living development called Prime Place, [was never built](#).

Wildwood Mayor Joe Garritano said in a statement that Wildwood Luxury Living “brings new energy, jobs, and opportunities for local businesses. It reflects our commitment to thoughtful growth that benefits residents, attracts visitors, and positions Wildwood as a thriving commercial and residential hub in the region.”

Mia Rose Holdings, which has developed a number of apartment complexes in suburban locations around St. Louis, last year was also [granted tax incentives to build a \\$60 million apartment project at the site of the former Wet Willy's water park in Valley Park](#). The project is near another Mia Rose development, [44 West Luxury Living](#).

