



# ECONOMIC Update

JAN. 2017

## 2016 DEVELOPMENT IN REVIEW:



### UNDER CONSTRUCTION:

- Shoppes at Mid Rivers, 250,000 sq. ft. retail development, plus outparcels (Mid Rivers Mall Dr. and I-70 Service Road North)
- RB warehouse, 715,000 sq. ft. (Premier 370 Business Park)
- Saia LTL Freight trucking facility, 51,260 sq. ft. (Premier 370)
- Best Buy warehouse, 252,000 sq. ft. (Premier 370)
- Mers Goodwill, 15,300 sq. ft. (Harvester Rd.)

### EXPANSIONS/RENOVATIONS:

- RB expansion, 27,000 sq. ft (Arrowhead Industrial Park)
- Siteman Cancer Center expansion, 15,640 sq. ft.
- Didion Orf Recycling expansion, 40,000 sq. ft.
- St. Charles Nissan expansion, 8,000 sq. ft.
- Lewis Boats expansion, 8,750 sq. ft.
- Cork & Barrel restaurant/renovations (former Hatfield and McCoy's, Mexico Rd.)
- Fort Zumwalt School District early childhood education center (Veterans Memorial Pkwy.)
- Campbell Montessori School renovation (Shady Springs)
- McDonald's renovation (Mid Rivers Mall Drive)
- Drury Inn renovations (Mid Rivers Mall location)
- QuikTrip rebuilding (McClay and Jungermann)

### NOTABLE OPENINGS:

- CVS Pharmacy (Jungermann and Mexico)
- Country Club Carwash and Mobil on the Run (Jungermann and Mexico)
- Two new Walmart Markets, 42,000 sq. ft. each (Mid Rivers Mall Dr. and Jungermann locations)
- Courtyard by Marriott, 123-room hotel (Veterans Memorial Pkwy.)
- Llewellyn's Pub (former Vista Grande, Mid Rivers Mall Dr.)
- McDonald's rebuild (Veterans Memorial Pkwy.)
- Bahama Buck's (Mid Rivers Mall Drive)
- AT&T, occupying new building at remodeled Village Mall (300 block of Mid Rivers Mall Drive)
- Gateway Metro Credit Union, Jungermann Road

### PLANNING STAGE:

- Home2 Suites by Hilton, 106-room extended-stay hotel (Veterans Memorial Pkwy. near Kia dealer)
- St. Peters Corporate Centre III offices, 27,321 sq. ft. (Veterans Memorial, near St. Peters Centre Blvd.)
- Fresh Thyme grocery, 27,709 sq. ft., with two commercial lots (south of Hwy. 364, at Woodstone Dr.)
- Industrial building for a paving company, 3,600 sq. ft. (Brown Road)
- Mid West Gunite, a concrete swimming pool materials company (Mid Rivers Trade Court)
- New Maserati dealership, 3,870 sq. ft. (Veterans Memorial, east of St. Peters Centre)
- Three new Regions Banks at Veterans Memorial Pkwy., Jungermann Rd. and Mid Rivers Mall Dr.

### RESIDENTIAL DEVELOPMENT:

- Barrington Square, 55 single-family lots on Veterans Memorial Pkwy., east of Belleau Creek Rd., has completed construction.
- Queensbrooke Village townhouses and multiple-family senior housing buildings are under construction on Queensbrooke Blvd.
- Phase 2 of Aspen Trail, a community for ages 55 and up on Salt Lick Road, plans 38 additional units.
- Meadowridge Apartments on Hwy. 364, east of Robertridge, is approved for 180 units.
- Carlton Apartments is approved for 132 units on Cloverleaf Dr.

## St. Peters by the Numbers

- **1,698 residential construction projects** worth \$39.6 million permitted in 2016; includes **115 new single-family units** worth \$30.4 million.
- **723 commercial construction projects** worth \$67.1 million permitted in 2016; includes **12 new commercial buildings** worth \$47.7 million.
- **2,300 licensed businesses**
- **Unemployment rate 4.4%**
- **Median household income = \$69,854**
- **Median home price = \$168,100**
- More than nine out of ten St. Peters residents are high school graduates, and one out of three have a bachelor's degree or higher educational level.
- Retail service area encompasses an estimated 30-mile radius with a population of approximately 350,000 in the 10-mile radius immediately surrounding the City.

## St. Peters - A City that works - with a quality of life that's second to none

- Great schools and neighborhoods
- Nearly 2,300 licensed businesses
- 27,500+ employed by St. Peters' businesses
- World-class parks and recreation
  - 25 parks
  - Rec-Plex with Olympic-size natatorium and diving tank, three NHL-sized rinks, cardio theater, fitness and more
  - 20-plus miles of paved trails
  - 18-hole public golf course
  - Low property taxes and cost of living
- Cultural Arts Centre
- Lowest sewer/water rates in the region
- Low crime rate
- Nationally recognized local health care providers

## Population Growth

1990 – 40,660  
2000 – 51,381  
2010 – 52,575  
2014 – 56,076

## My Hometown - An Award-winning City

Recognized for:

- Budget and financial management
- Water, wastewater and storm water services
- Rec-Plex
- Communications
- Parks
- Sustainability

**Missouri State Auditor called St. Peters "one of the best run cities in the State."**

## 5 great reasons you should be in St. Peters!

- Top-rated customer services for businesses and residents ... at low tax rates and a top bond rating.
- Thriving business climate, welcoming new companies and growing our hometown entrepreneurs!
- Top-notch local health care facilities that help St. Charles County rank as one of the healthiest counties in Missouri.
- At the center of everything, with easy, accessible transportation ... 15 minutes to an international airport or even award-winning wineries.
- Money Magazine says that St. Peters is one of the Top 100 Best Places to Live in America.

## Looking for traffic counts - go to

<http://www.stpetersmo.net/traffic-counts.aspx>

*Julie Powers, Director of Economic  
Development - 636-477-6600 ext. 1305*

