



# Highway 370 Corridor

“a decade of development”  
*November 1996 - 2006*

**DISCOVER!370**

# a decade of development

- ◆ Regional effort behind Discovery Bridge & Route 370 in 1990s
- ◆ New connector road in 1996 opened 370 from I-70 to 270
- ◆ Since then, many have come to "Discover 370!"



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# a decade of development

- ◆ Explosive growth on 370 corridor since 1996:
  - ◆ 7.5+ million SF of new construction
  - ◆ 10,000 new jobs
  - ◆ 60,000 vehicles daily
    - ◆ Industrial
    - ◆ Office
    - ◆ Retail
    - ◆ Housing
    - ◆ Recreational



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# a decade of development

- ◆ Major 370 corridor employers:
  - ◆ St. Louis Mills
  - ◆ Foodbrand
  - ◆ American Electronics
  - ◆ Central States Coca Cola
  - ◆ Gateway Medical Research
  - ◆ Newco Enterprises
  - ◆ Craftsmen Industries
  - ◆ Glazer's Distributors
  - ◆ Sysco
  - ◆ FedEx
  - ◆ Millstone Bangert, Inc.
  - ◆ MiTek Industries



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# a decade of development

- ◆ Major 370 developments:
  - ◆ Fountain Lakes Commerce Center
  - ◆ New Town at St. Charles
  - ◆ Park 370
  - ◆ St. Louis Mills
  - ◆ American Electronics
  - ◆ Elm Point Business Park
  - ◆ 370 Corporate Center
  - ◆ MB Corporate Park
  - ◆ Corporate Woods
  - ◆ Premier 370 (*coming soon*)



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# a decade of development

- ◆ Substantial increase in 370 corridor's value:
  - ◆ First decade and counting...
  - ◆ \$160 million assessed value
  - ◆ \$500 million assessor's market value



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# a decade of development

- ◆ Park 370 in Hazelwood
  - ◆ Project developer: TRiSTAR Business Communities
  - ◆ 460-acre commercial park
  - ◆ 2.8 million SF of light industrial and retail
  - ◆ \$61 million assessed value
  - ◆ \$191 million assessor's market value



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# a decade of development

- ◆ St. Louis Mills in Hazelwood
  - ◆ Project developer:  
The Mills Corporation
  - ◆ 250-acre campus
  - ◆ 1.3 million SF under roof
  - ◆ \$37 million assessed value
  - ◆ \$117.8 million assessor's  
market value



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# a decade of development

- ◆ Exciting growth ahead at St. Louis Mills:
  - ◆ Future home of Cabela's  
*(coming spring 2007)*
  - ◆ 45 acres remaining for  
out-parcel development



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# a decade of development

- ◆ Fountain Lakes in St. Charles
  - ◆ Project Developers: Millstone Bangert Inc. & The Millstone Company
  - ◆ 2.1 million SF of industrial, office & retail
  - ◆ \$34 million assessed value
  - ◆ \$105.6 million assessor's market value



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# a decade of development



## Vertical Development Summary

### PHASE I

Building Name	Type	Size
A. Balco Fountain Lakes Industrial I	OFC/WHS	175,000 SF
B. Balco Fountain Lakes Industrial II	BULK DIST	270,000 SF
C. Balco Fountain Lakes Industrial III	BULK DIST	387,000 SF
D. Fountain Lakes Service Center	SVC CNTR	67,000 SF
E. Victory Packaging	OFC/WHS	120,000 SF
F. Wal-Mart "The Point"	OFC/WHS	114,000 SF
G. Millstone Bangert HQ	OFC/WHS	32,000 SF
H. Rookies Sports Bar	RET/REST	10,000 SF
I. New Town Blvd Center	RETAIL	30,000 SF
J. Sleep Inn & Suites	HOTEL	40,000 SF
K. Gateway Medical Research	OFFICE	103,000 SF
L. Fountain Lakes Office Center	OFFICE	54,000 SF
M. 370 Tech Center	SVC CNTR	70,000 SF

### PHASE II

Building Name	Type	Size
N. Newco Enterprises	OFC/WHS	127,000 SF
O. Glazer's Distribution (UIC)	OFC/WHS	225,000 SF
P. First National Bank (UIC)	BANK	5,000 SF



### PHASE III

Building Name	Type	Size
Q. Cissel Mueller Co.	RETAIL	25,000 SF
R. Little Guppy	DAYCARE	10,000 SF
S. New Frontier Bank (UIC)	BANK	5,000 SF
<b>Total Square Feet Developed</b>		<b>1,889,000 SF</b>

### Available Land

Phase I	12 Acres
Phase II	45 Acres
Phase III	91 Acres
<b>Total Land Available</b>	<b>148 Acres</b>



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# a decade of development

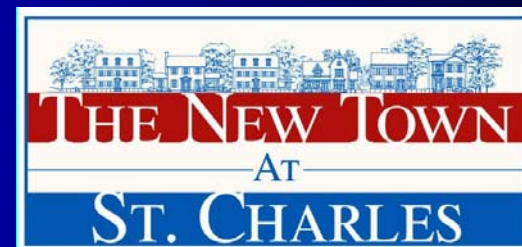
- ◆ Elm Point in St. Charles
  - ◆ Project developer:  
Bakewell Development
  - ◆ 1.1 million SF of office  
& industrial
  - ◆ \$18 million  
assessed value
  - ◆ \$56 million assessor's  
market value



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# a decade of development

- ◆ New Town at St. Charles
  - ◆ New urbanism project by Whittaker Homes
  - ◆ 500 homes built & sold, 10% total development
  - ◆ 5,700 homes planned & 500,000 SF commercial
  - ◆ Residential build-out to exceed \$1.5 billion



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# a decade of development

Whittaker<sup>®</sup>  
*Homes*

THE NEW TOWN  
AT  
ST. CHARLES



*Current aerial of New Town at St. Charles*

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# a decade of development

- ◆ American Electronics in Bridgeton
  - ◆ Company's first store in St. Louis market
  - ◆ 133,774 SF retail
  - ◆ \$2.76 million assessed value
  - ◆ \$8.6 million assessor's market value



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# the next decade of development

- ◆ Bridgeton offers 370 corridor opportunities:
  - ◆ 400 acres undeveloped commercial property
  - ◆ Prime locations for retail, office & light industrial



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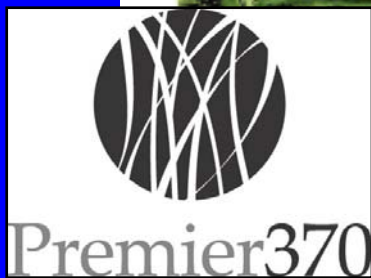
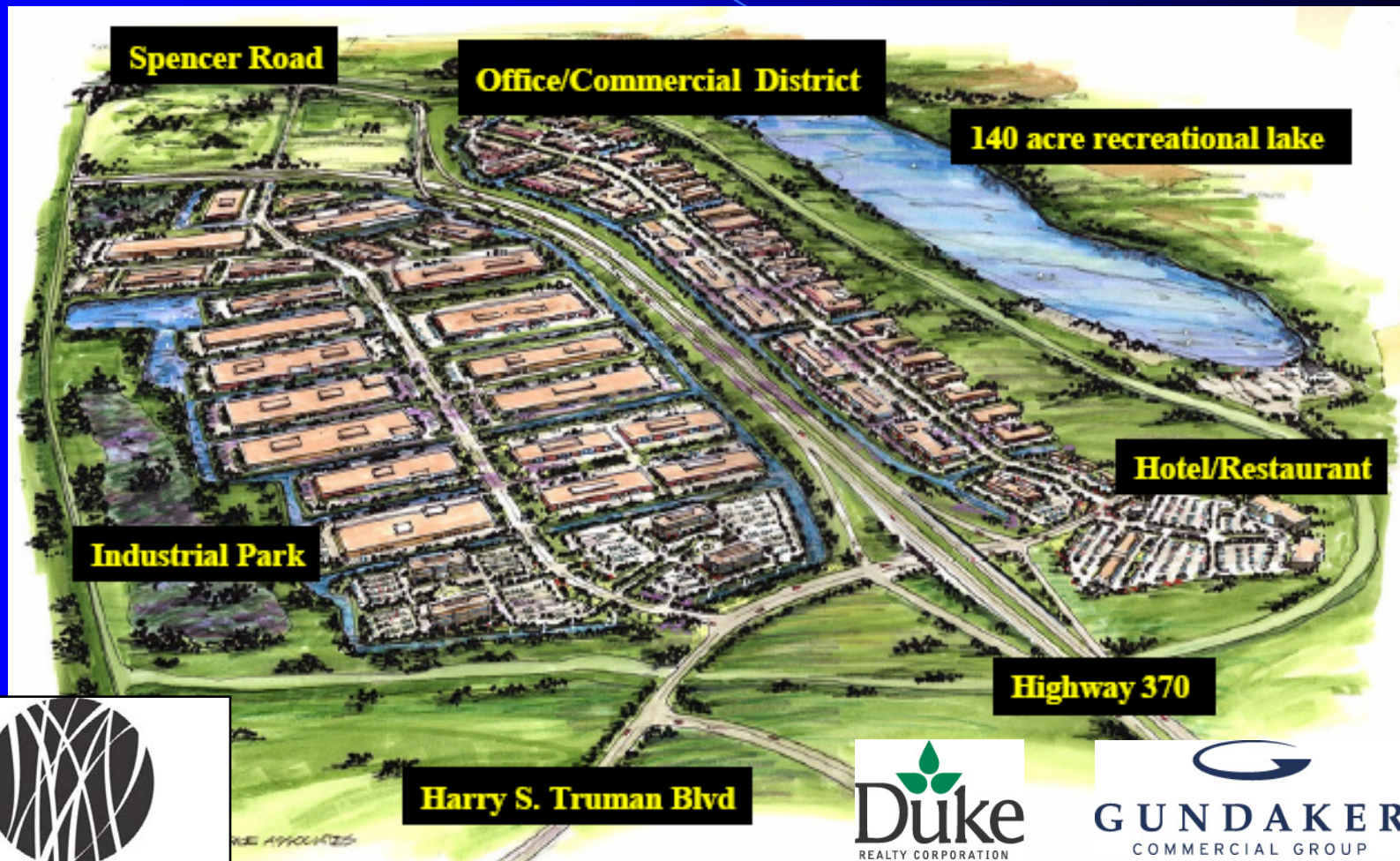
# the next decade of development

- ◆ Premier 370 in St. Peters
  - ◆ Project Developers: Duke Realty & Gundaker Commercial
  - ◆ 835 acre master planned mixed-use business park
  - ◆ 10+ million SF planned for office, industrial, flex space, restaurant, hotel & retail
  - ◆ Build-out to exceed \$750 million



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# the next decade of development



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# the next decade of development

- ◆ 370's promising future in St. Charles County:
  - ◆ Fountain Lakes – 150 acres available
  - ◆ New Town – 500 more residential acres & 500,000 SF commercial
  - ◆ St. Peters – 835 acres in the new Premier 370



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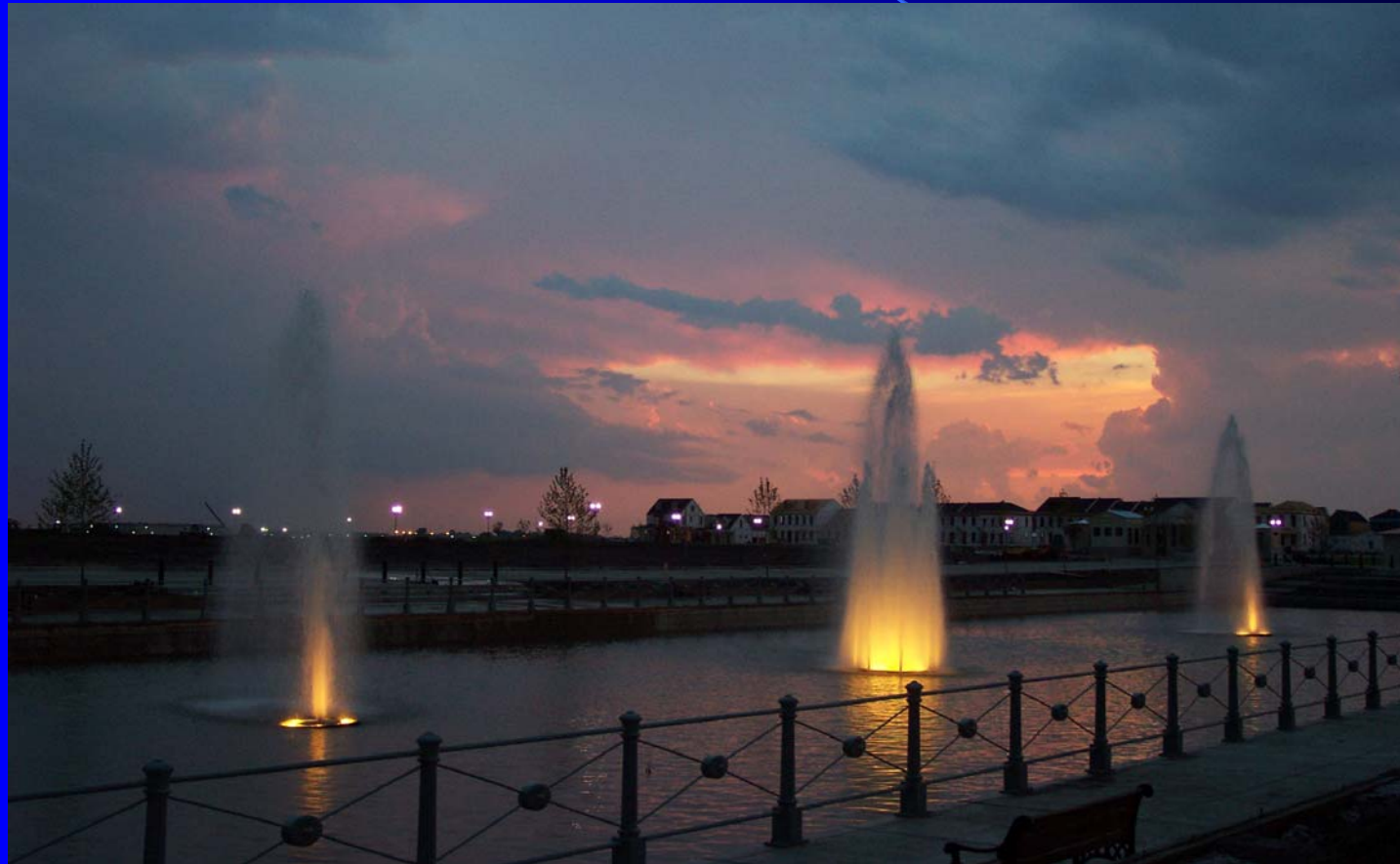
# the next decade of development

- ◆ 370's equally promising in St. Louis County:
  - ◆ St. Louis Mills – 45 acres remaining around campus
  - ◆ Hazelwood – 50 acres remaining in Park 370
  - ◆ Bridgeton – 400 acres near American Electronics, plus airport buyout tracts



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Thanks for a great decade of development  
& here's to the next decade of promise!



[www.discover370.com](http://www.discover370.com)

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# DISCOVER! 370

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# DISCOVER! 370

- ◆ Cities of Bridgeton, Hazelwood, St. Charles & St. Peters
- ◆ AT&T Missouri
- ◆ Barnes-Jewish St. Peters Hospital
- ◆ Colliers Turley Martin Tucker
- ◆ EDC of St. Charles County
- ◆ Hannegan & Scheidegger Enterprises II LLC
- ◆ MB Properties
- ◆ McKelvey Properties
- ◆ New Frontier Bank
- ◆ Pundmann Ford
- ◆ Rolwes Homes
- ◆ St. Charles County Department of Workforce Development
- ◆ St. Louis Mills
- ◆ The Millstone Company
- ◆ United Services
- ◆ U.S. Title
- ◆ Whittaker Homes

*Discover! 370 Supporters List November 2006*

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