



St. Charles County
PORT AUTHORITY



EDC
ECONOMIC
DEVELOPMENT
COUNCIL OF
ST. CHARLES COUNTY

ST. CHARLES
COUNTY

ST. CHARLES COUNTY MANUFACTURING AND LOGISTICS INDUSTRY OVERVIEW



ST. CHARLES COUNTY OVERVIEW

For more than 30 years, St. Charles County has been the fastest growing county in Missouri by population, and is a growth leader in metropolitan St. Louis. Thanks to thriving manufacturing and logistics sectors, high-tech industries, award-winning schools, safe neighborhoods, and scenic parks and trails, St. Charles County is a vibrant part of the St. Louis region.

With an estimated population of 410,000, St. Charles County is a front-runner in new housing starts, low unemployment, job creation, business-friendly environment, infrastructure development, and public safety. The latest U.S. Census shows St. Charles County's population increased 12.4 percent from 2010 to 2020.

Two of the five largest employment sectors in St. Charles County are manufacturing (11 percent) and transportation and warehousing (7.5 percent), according to the 2Q21 Quarterly Census of Employment and Wages. Some of the largest local employers in those sectors include Amazon, General Motors, True Manufacturing, Boeing, Nike Air Manufacturing Innovation, FedEx, Reckitt Benckiser, TVS Supply Chain Solution, Sysco St. Louis, Southern Glazer's Wine & Spirits, and Heartland Coca-Cola.

Since 1990, the Economic Development Council (EDC) of St. Charles County has served as a one-stop, nonprofit community organization to promote local growth and development. The internationally accredited EDC offers six core services: business attraction and retention, business financing, business incubation, business counseling, community marketing, and public policy initiatives.

In 2019, St. Charles County Government established the St. Charles County Port Authority, a political subdivision of the State of Missouri. The Port Authority promotes the general welfare of the County; encourages private capital investment; fosters waterborne commerce, freight and logistics; and helps create jobs and bolster tourism in the county.

A FEW FACTS AND STATS ABOUT ST. CHARLES COUNTY

- Consistently has the lowest unemployment rate in the St. Louis region
- Highly skilled and well-educated workforce is the most sought-after labor pool in the St. Louis region
- Generates 40 percent of all new housing construction in the St. Louis region
- One of the top four most-educated counties in Missouri
- State's highest median household income
- Recognized by the Robert Wood Johnson Foundation and the University of Wisconsin's Population Health Institute for the past 13 consecutive years as among the state's best for both Health Outcomes and Health Factors
- Thriving tourism industry, including Historic Downtown St. Charles, the first American Viticultural Area in scenic Missouri Wine Country, the Katy Trail and Missouri's First State Capitol
- 30-minute drive from downtown St. Louis and regional attractions like the Gateway Arch, St. Louis Cardinals and St. Louis Blues venues



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LOCATION AND INFRASTRUCTURE ASSETS DRIVE GROWTH

Strategically located in the center of the United States at the confluence of the Mississippi and Missouri Rivers, St. Charles County is within 350 miles of eight major markets and is just 15 minutes from St. Louis Lambert International Airport. New non-stop service to Frankfurt, Germany, is expected to be a major draw for companies, adding a European presence that will enhance the region's international connectivity even further. St. Charles County offers unparalleled opportunities for business expansion and relocation with its business-friendly local governments, highly skilled workforce, first-rate infrastructure, low cost of living, and abundant community amenities.



Along with continued growth in housing and population and the pro-business approach of local governments, St. Charles County has a long history of investment in roads, bridges, and transportation infrastructure. Many people may not know that the first section of I-70 in the United States was constructed in St. Charles County in 1956. In 1985, the voters enacted a half-cent transportation sales tax, and have reauthorized multiple times since, which has helped the community realize more than \$1 billion in public transportation improvements and has built or improved 1,110 miles of roads over the past 36 years.

INVESTMENT ENHANCES THE TRANSPORTATION NETWORK AND SUPPORTS DEVELOPMENT

One example of the investment in current transportation projects underway to improve capacity, safety, and mobility is the interchange of [Route 94, Route 364, and Muegge Road](#) in St. Charles County. When complete, the project will create free-flow traffic movement along Route 94 from Route 364.



The project includes the construction of a [Diverging Diamond Interchange \(DDI\)](#) at the current interchange location with a signal at the north end of the existing bridge over Route 94. To accommodate anticipated future travel volumes, the bridge over Route 94 is being widened to the east to accommodate an additional southbound lane. The signal at Portwest Drive has been removed, and an additional eastbound lane between the interchange and Zumbehl Road is being added. An additional westbound lane from Pralle Lane to Portwest Drive also has been constructed to accommodate the new traffic safely. The resulting interchange will provide direct access for all traffic and reduce traffic congestion for

stakeholders traveling to and from Muegge Road.

The cost of construction is estimated at \$22 million. The project is being funded through MoDOT's Cost Share Program, with MoDOT responsible for approximately one-third of the construction cost, and the City of Saint Charles and St. Charles County contributing the remaining cost.



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OTHER PRIORITY TRANSPORTATION PROJECTS

Of the more than \$3.8 billion in critical infrastructure projects identified as priorities by the St. Louis Regional Freightway’s 2023 Priority Projects List, several are in St. Charles County and a number of these on Interstate 70 (I-70) have been funded or partially funded.

I-70 Outer Roads Improvements from Fairgrounds Road to Cave Springs Road

This six-mile corridor and bridge improvement is a Design-Build project that will address connectivity, safety and congestion issues that have impacted this region for decades. The \$62 million project is funded jointly by the Missouri Department of Transportation (MoDOT) and St. Charles County through a cost-share agreement. Construction began in summer 2022 and should be completed in 2024.

I-70 Bottleneck Improvements from Wentzville Parkway Route Z

This section of I-70 is ranked the #1 bottleneck location in the St. Louis region by the East-West Gateway Council of Governments (2016). The project will rebuild I-70 between Route Z and Wentzville Parkway, including improvements to the S-curve at the Norfolk Southern Railroad bridge. The \$39 million project is funded, and construction is expected to begin in fall 2023.

An additional, currently unfunded, project calls for \$90 million to be invested in I-70 interchange, outer road and mainline improvements from Mid Rivers Mall Drive to Bryan Road. Building on a current construction project, the work aims to address more than 260 hours of annual traffic queuing. Plans also call for additional lanes to be added on I-70 from Zumbel Rd. to MO 370. With an estimated cost of \$7 million, this project is also currently unfunded.

INDUSTRIAL SITES OF NOTE

In 2021, nearly 5 million square feet of major development projects of 20,000 square feet or larger were completed or were in some phase of construction in St. Charles County. Development projects in the county have continued to set a blistering pace in the first half of 2022. Mid-year data shows St. Charles County with more than 6.1 million square feet of major development projects completed or underway through June – a 27 percent increase over the 2021 year-end total of 4.8 million square feet. Below are areas of interest.

High Tech I-64 Corridor

Interstate 64 (I-64) is one of two major interstate highways in St. Charles County. It runs east from the Daniel Boone Bridge over the Missouri River and intersects with Interstate 70 to the west.

The corridor includes the Missouri Research Park and high-tech and advanced manufacturing employers including Nike Air Manufacturing Innovation, Eurofins Scientific, AFB International, and Zoltek Corporation. It is also home to major financial institutions like Citibank Mortgage and Mastercard Worldwide, and eight data centers, making it the largest concentration of IT facilities in metro St. Louis.





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Developable sites are ready for growth along the corridor in Weldon Spring, O'Fallon, Dardenne Prairie, Lake Saint Louis, and Wentzville. Zoning and future land use call for information technology, financial services, advanced manufacturing, life sciences, healthcare, back office and headquarters, research and development, and logistics.

370 Logistics Corridor

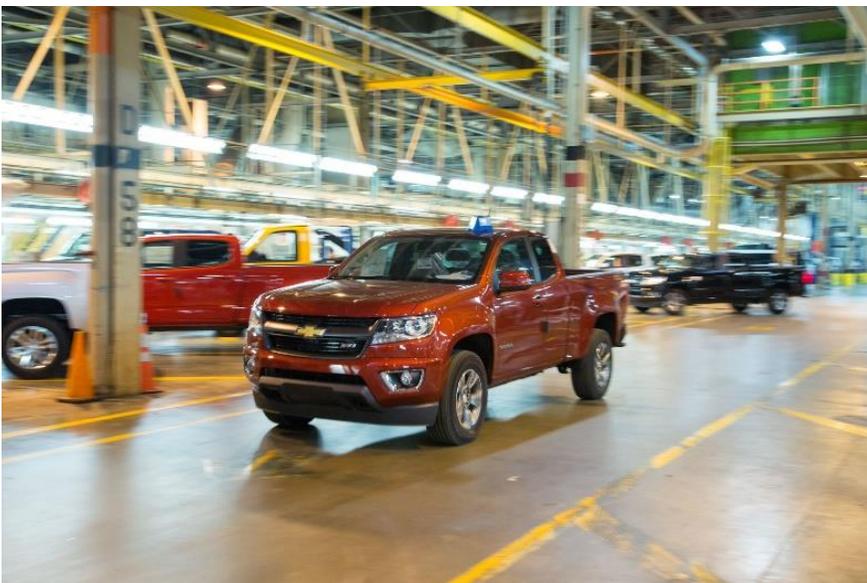
Highway 370 runs north of the cities of St. Charles and St. Peters from the Discovery Bridge at the Missouri River to its intersection with Interstate 70 near Mid Rivers Mall. The quickly developing Fountain Lakes Commerce Center and Premier 370 have led the way in construction of new light industrial and logistical space. The corridor contains aerospace, logistics, and advance manufacturing employers such as the Amazon Fulfillment Center, the largest local employer with more than 6,100 workers, along with Boeing, LMI Aerospace, Patriot Machine, Best Buy, FedEx, Reckitt Benckiser, Sysco St. Louis, and Heartland Coca-Cola.



Premier 370 Business Park, a 375-acre development located on Interstate 370, less than one mile from Interstate 70, in St. Peters, MO.

Opportunities still exist along the 370 Corridor for the attraction and expansion of logistics, advanced manufacturing, healthcare, and research and development projects.

Highway A Industrial Corridor



The Highway A Industrial Corridor is located northeast of the interchange of Interstates 70 and 64, and surrounds the Wentzville General Motors (GM) Assembly Center, one of the largest employers in St. Charles County. In 2019, GM announced a \$1.5 billion re-investment – the largest-ever private investment in Missouri.

This area is also home to other advanced manufacturers, automotive suppliers, logistics, and e-commerce businesses including TVS Supply Chain Solutions, E-trailer, Lear Corporation, Piston Group, and RK Stratman Inc.

The zone has hundreds of acres of undeveloped ground around existing major industries, providing opportunities to expand and attract growing companies in advance manufacturing, logistics, e-commerce, information technology, and utilities.



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REGIONAL AIRPORT

Photo courtesy of Bill Buchholz



Another local transportation asset with room for growth is St. Charles County Regional Airport - Smartt Field (SCCRA) located in the northeastern portion of the community. Owned and operated by St. Charles County Government, SCCRA has 312 acres with more than 1.5 million square feet of paved surface. The airport has two runways, 3,800 feet by 75 feet and 2,000 feet by 75 feet, both with a full-length parallel taxiway.

SCCRA currently has 12.5 acres and eight properties of various sizes that are zoned for industrial and commercial uses and most for aviation purposes, according to the Federal Aviation Administration (FAA).

CONNECTIVITY AND OPPORTUNITIES ON THE RIVER

Located at the confluence of the Missouri and Mississippi rivers, one of the largest river basins in the world, St. Charles County has approximately 100 miles of river shoreline connecting this portion of the St. Louis region to major markets throughout the nation.

Some of the current uses along these riverways include private and public marinas, ferries between Missouri and Illinois attractions, special event river cruises, and a barge docking station to serve the Ameren Missouri utility plant in the Portage Des Sioux area of northeastern St. Charles County.



Photo courtesy greatriverroad.com

With the creation of the St. Charles County Port Authority, many new commercial and industrial opportunities involving the local waterways now are being considered. St. Charles County is positioned to secure funding to advance some of those opportunities. One example is a \$3.5 million grant the Port Authority secured from Missouri officials in summer 2022 to improve the river terminal in the City of St. Charles and at St. Charles County's Klondike Park near Augusta.

For more information about development opportunities and local assistance in St. Charles County, contact:

EDC of St. Charles County
edcsc.com
636.441.6880

St. Charles County Port Authority
sccportauthority.com
636.949.7335