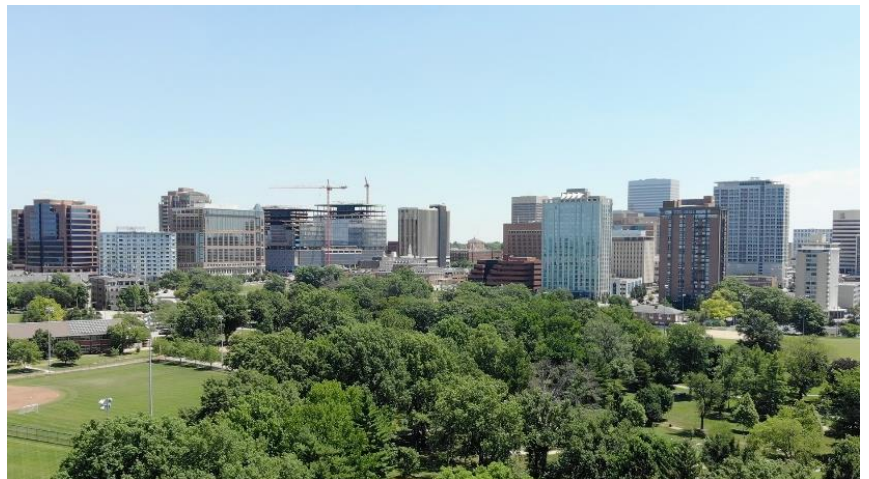




ST. LOUIS COUNTY OVERVIEW

St. Louis County, Missouri, sits in the central part of the St. Louis region, surrounded by the City of St. Louis and the Mississippi River to the east, the Missouri River to the north, and the Meramec River to the south. The suburban county is home to cities such as Chesterfield, Kirkwood, Florissant, and Clayton, which is the region's county seat and is also recognized as the region's financial district. It is the most populous county in the St. Louis metropolitan region, with more than one million residents.

In addition to being the most populous county in Missouri, St. Louis County is also the most economically diverse, with development occurring across most portions over the years. St. Louis County accounts for nearly half of the metropolitan area's jobs and a quarter of all jobs in Missouri, making it the economic engine of the state. In 2023, the county's GDP was more than \$110 billion in current dollars. The top industries by GDP include trade and transportation, manufacturing, information, and financial activities.



According to 2022 data, trade and transportation accounts for approximately 20% of employment, while manufacturing accounts for about 9%. The most significant manufacturing employer in St. Louis County is Boeing, which currently has nearly 17,000 employees at its facilities in Berkeley and Hazelwood and has announced a \$1.8 billion expansion that will add 500 new workers in the county. Other major employers include World Wide Technology (WWT), Bayer, Centene, Mallinckrodt, Emerson, United Parcel Service Incorporated, Clayco Incorporated, Hogan Trucking, Centric Group, Pretium Packaging, Nag L.L.C., American Airlines Incorporated, and Bunge North America.

Industries including education and healthcare, as well as the county itself, contribute to the significant number of jobs available in St. Louis County. The World Trade Center St. Louis is located in Clayton and serves the entire Missouri and Southern Illinois markets, except Kansas City.

The county is home to a number of innovation districts and business centers, including the Donald Danforth Plant Science Center, 39 North AgTech Innovation District, Helix Center, Westport Plaza and Westport Commerce Center. The St. Louis Zoo's WildCare Park is also located in St. Louis County.



Major services provided by the county include:

- Police protection
- Health care
- Environmental health
- Human services programs
- Transportation and public works
- Tax assessment
- Low-income assistance programs
- Judicial and justice services
- Parks and recreation
- Election administration
- Planning and zoning
- Business aviation airport

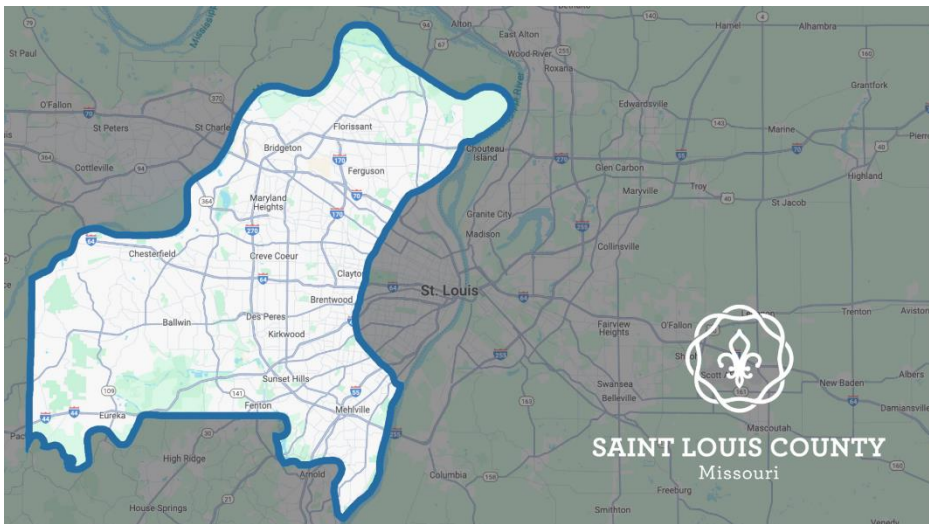
The St. Louis Economic Development Partnership takes the lead in business retention and expansion and works collaboratively with public and private partners on regional projects.

FACTS AND STATS ABOUT ST. LOUIS COUNTY

- There are more than 629,000 jobs in St. Louis County.
- In terms of population, St. Louis County is the 46th largest county in the nation and the largest county in Missouri, containing 16% of the state's population.
- The County has an employment rate of 63.8% and a 2.1% unemployment rate and employs more people than any other county in the state.
- St. Louis County has the highest median household income (\$81,340) in Missouri.
- 46.9% of St. Louis County's population has a bachelor's degree or higher.
- 69% of the population owns a home, which is a higher percentage than the state and the nation.
- St. Louis County is home to 68 county parks, 166 miles of trails, 44 playgrounds, 65 athletic fields and seven recreation complexes.
- The county maintains approximately 3,169 lane miles of roadway, 680 traffic signals and 220 vehicle and pedestrian bridges.



LOCATION AND INFRASTRUCTURE ASSETS DRIVE GROWTH



With St. Louis City and the Mississippi River located directly to the east, St. Louis County benefits from close proximity to downtown St. Louis and barge and rail access, as well as from robust interstate connectivity, freight connectors, and intra-regional connectors. Interstates 55, 64, 70, 170 and 270/255 all run through portions of the county.

Two of the region's airports—St. Louis Lambert International Airport (STL) and Spirit of St. Louis Airport (SPIRIT)—are also housed in the county. Owned and



operated by St. Louis County, SPIRIT is recognized as the busiest business aviation airport in the FAA Central Region, hosting nearly 155,000 operations per year. Owned and operated by St. Louis City, STL is the largest and busiest passenger airport in Missouri serving approximately 15.9 million passengers annually. It offers international connectivity, with direct flights to continental Europe, Canada, and Latin America.

STL also is the region's primary cargo airport, moving an estimated 160 million pounds of cargo in 2023 for dedicated freighters, such as UPS, FedEx, Amazon, DHL and more, as well as belly cargo from passenger airlines. In 2020, USDA Animal and Plant Health Inspection Service (APHIS) approved a live animal export facility at St. Louis Lambert International Airport, making it one of the few airports in the nation able to ship livestock cargo to foreign destinations.



St. Louis County hosts a Foreign Trade Zone (FTZ) with the City of St. Louis that entirely covers both areas. FTZ #102 has an Alternative Site Framework (ASF) designation offering increased flexibility with faster FTZ designation while allowing companies to keep operations in their preferred, physical locations. The North Park Industrial Park is the designated magnet site for FTZ #102, where companies can utilize a further streamlined FTZ designation process with U.S. Customs and Border Protection.

Burlington Northern Santa Fe (BNSF) Railroad also operates the Lindenwood Yard intermodal (rail-to-road) facility in the eastern part of the county near I-44. The topography of the southern portion of St. Louis County, and its associated access to the Mississippi River, allows for new opportunities for rail-to-barge facilities and/or expansion of existing like facilities.

More than half of all U.S. agriculture production, including 80% of the nation's corn and soybeans, are within a 500-mile radius of St. Louis County, benefitting from the impressive intermodal connectivity in the region.

INVESTMENT ENHANCES THE TRANSPORTATION NETWORK AND SUPPORTS DEVELOPMENT

Significant infrastructure investment in the county has enhanced its transportation network and supports the economic development of St. Louis County overall. Of the nearly \$8.9 billion in critical infrastructure projects identified by the St. Louis Regional Freightway in its latest [Priority Projects List](#), several directly serve St. Louis County.

I-270 improvements from I-70 (MO) to Illinois Rte. 157 (IL) \$1.2B (Partially Funded)

The 24-mile, Interstate 270 (I-270) corridor from Interstate 70 (I-70) in Missouri to Illinois Route 157 serves as a key connector for Illinois and Missouri residents and is one of the region's busiest freight corridors. Northern segments of I-270 in Madison County, Illinois, and in St. Louis County have been identified as severe freight bottlenecks. To help the interstate better absorb this traffic and enhance safety, \$1.2 billion in projects have been identified across the corridor.





Completion of the \$278 million I-270 North Project in North St. Louis County was celebrated on December 12, 2023. The \$496 million Chain of Rocks Bridge Replacement project is among the other projects funded and underway. Such improvements will make the route better equipped to handle the large freight flow increases forecasted for the region.



I-70 Improvements from Wentzville to Stan Musial Veterans Memorial Bridge \$1.181B (Partially Funded)

Stretching through St. Charles County, St. Louis County, and St. Louis City, the Interstate 70 (I-70) corridor from Wentzville to the Stan Musial Veterans Memorial Bridge is one of the most important highways for investment to support the U.S. agriculture industry moving the largest volumes of agriculture freight. Several segments of I-70 in the St. Louis region have been identified as high priority projects for interstate widening, interchange improvements, and other enhancements. More than \$1 billion will be invested in all, with \$754 million currently funded. The state of Missouri also has committed \$2.8 billion for improvements on I-70 between Wentzville and the Kansas City suburb of Blue Springs. The planned local and statewide projects will enhance east-west freight mobility by providing increased capacity where it is needed most, reducing congestion and associated vehicle crashes.



New Terminal at St. Louis Lambert International Airport \$3B (Concept Development or Planning)

In May 2023, St. Louis Lambert International Airport received initial federal approval for an estimated \$3 billion plan to consolidate its two terminals into one new, single-passenger concourse and replace the parking garage with a larger one. The project will position the airport for continued growth and help to ensure the airport can support those who need convenient access to other domestic and international destinations, including leisure travelers and growing corporations that are choosing to locate to St. Louis.

St. Louis Lambert International Airport Cargo Improvements \$49.1M (Partially Funded)

St. Louis Lambert International Airport also has plans for an international air cargo facility, which includes construction of a new terminal with ramp for freighter aircraft and several infrastructure projects to improve service delivery for air cargo facilities. This includes reconstruction of Banshee Rd. from James S. McDonnell Blvd. to Lindbergh Blvd. and reconstruction of the existing cargo ramp as Taxiway Foxtrot is extended to serve the new Boeing expansion. The new, improved ramp would also benefit existing cargo dedicated freighters operating at the airport. The project also would add an additional deicing recovery system.

New to this year's list is a project totaling \$200 million for planned improvements on Interstate 44 (I-44), largely in Franklin and St. Louis Counties.

Check out the St. Louis Regional Freightway's [2026 Priority Project List](#) for insight on other regionally significant projects.



INDUSTRIAL SITES OF NOTE

The featured industrial real estate sites on the [TheFreightway.com](https://www.TheFreightway.com) includes 11 industrial sites in St. Louis County available for development for warehouse, distribution and office spaces. The location of St. Louis Lambert International Airport in St. Louis County, network of interstates that goes through the county, and its strong labor market continue to attract industrial investments.



Aviator Business Park

Aviator Business Park is a 155-acre infill development with sites available for build-to-suit. It contains building sizes up to 750,000 square feet, ready for warehouse, distribution, retail, or office space. The park is conveniently located one mile north of St. Louis Lambert International Airport, with immediate access to Interstates 270, 70, and US-67 (Lindbergh Blvd.) and rail service by Norfolk Southern Railroad. The park benefits from a lower occupancy expense with 25-year tax abatement while being located within the State of Missouri Enhanced Enterprise Zone. Major tenants include Amazon, Amcor Rigid Plastics, International Food Products Corp., Pilkington North America, and Silgan Plastics.

Earth City Industrial Development Site

Earth City Industrial is a 1,360-acre mixed-use development located approximately four miles west of St. Louis Lambert International Airport. The site has 5 million square feet of building space for office, manufacturing, service, and distribution and warehouse facilities. It can also support commercial businesses, restaurants, and hotels. Built along the Missouri River, it is protected by the 500-year levee and its development standards ensure that the park will be maintained to high standards for years to come. Earth City Industrial houses major organizations, such as FedEx Smart Post, New Balance, UPS, Save-A-Lot, Walmart, and St. Louis Appliance Outlet.

Fenton Logistics Park

The former St. Louis County Chrysler plant was recently redeveloped to become Fenton Logistics Park. Following the creation of a master plan for the 295-acre site, land and building space are now available for sale or lease. Fenton Logistics Park features rail access through BNSF. It is bordered by Interstate 44 and is strategically situated near the interchange of Interstates 44 and 270.



Hazelwood Tradeport

Hazelwood Tradeport has more than 1 million square feet of build-to-suit space available in the master planned industrial park and up to 4 million square feet of development planned. Some of the major companies currently located at the site are Boeing, Crown Packaging, Roto-Rooter, Ryder, Wayfair, and We Ship Express. Companies benefit from best-in-market tax abatement and I-270 highway access, given its location off Missouri Route 370, as well a business-friendly environment and access to an abundant and skilled workforce.

NorthPark

NorthPark is a 550-acre premier business park, featuring 1 million square feet of development, with seven separate buildings constructed to date. Tenants have access to abundant utilities, an ample skilled workforce, and interstates 70 and 170 serving the St. Louis metropolitan area. The park is adjacent to the University of Missouri-St. Louis and St. Louis Lambert International Airport. It is a Foreign Trade Zone (FTZ), an Enhanced Enterprise Zone, and the only urban redevelopment project in the country located between the intersection of two major highways, an international airport and a renowned university. It also is served by MetroLink's North Hanley station.



Riverport Business Park

Riverport Business Park is a 500-acre, state-of-the-art, mixed-use park with developable land and building space available for office, warehouse and/or distribution operations. Located in Maryland Heights, Riverport Business Park provides a central location for the St. Louis County workforce, with excellent highway access to Interstates 70, 270, and the Page Avenue extension. Just five minutes from St. Louis Lambert International Airport, the park features amenities such as restaurants, entertainment, golfing, and hotels. Major tenants include Chrysler Training Center, Essence Healthcare, Potter Electric, Spectrum, and United Healthcare.

Riverport Trade Center

Riverport Trade Center is a state-of-the-art development in Maryland Heights, located just five minutes from St. Louis Lambert International Airport. The location provides easy access to I-70 and I-270 and includes 133,000 square feet of office and warehouse and distribution spaces.

St. Louis Lambert International Airport

St. Louis Lambert International Airport is the largest and most active airport in Missouri. Comprised of nearly 3,800 acres, the airport is located within Foreign Trade Zone #102 in St. Louis County. Cargo facilities include heavy lift capability, bonded storage, secured warehouses with aircraft ramp access, and a USDA approved livestock transport facility. The airport currently features five sites with land available for lease including M-1 Zoning, manufacturing, warehouse, and distribution. All sites include highway access via James S. McDonnell Blvd., Missouri Bottom Rd., and Banshee Rd., as well as runway access. Sites 2-4 include rail access via Norfolk Southern.

Additional building space is available for lease in two additional developments in close proximity to St. Louis Lambert International Airport - **Hazelwood Sites and Buildings** and **Pershall Business Center** – and in the **141 Logistics Centre** located in the Westport submarket.

Note: The 165-acre Hazelwood Logistics Center is currently 100% leased.



For more information and/or site selection assistance in St. Louis County, contact:

St. Louis Economic Development Partnership at 314-615-7663