

What's to Expect in 2024?

October 5, 2023



Our mission

To be a **catalyst fostering growth**, so businesses, institutions, communities and individuals flourish and succeed in St. Charles County and the St. Louis region.





Core services

Business Attraction, Retention, & Expansion

Business Financing

Business Incubation

Business Counseling & Training

Community Marketing

Public Policy Initiatives



WHY ST. CHARLES COUNTY?

Growth



- Missouri's fastest-growing county for over 30 years
- Home to the four fastest-growing large cities in the STL metro
- Building nearly 40% of all new single-family homes in the St. Louis region

Workforce



- Responsible for nearly 44% of all new jobs in metro St. Louis from 2012-2022
- Highly sought-after workforce, with the lowest unemployment rate in the St. Louis MSA
- County leads the region in workforce educational attainment

Investment



- Home to Missouri's largest-ever private investment, General Motors' \$1.5 billion investment in its Wentzville Assembly Plant.
- Over \$1 billion invested in improvements to roads, highways, and bridges since 1985
- Home to the largest concentration of data centers in metro St. Louis

Quality of Place



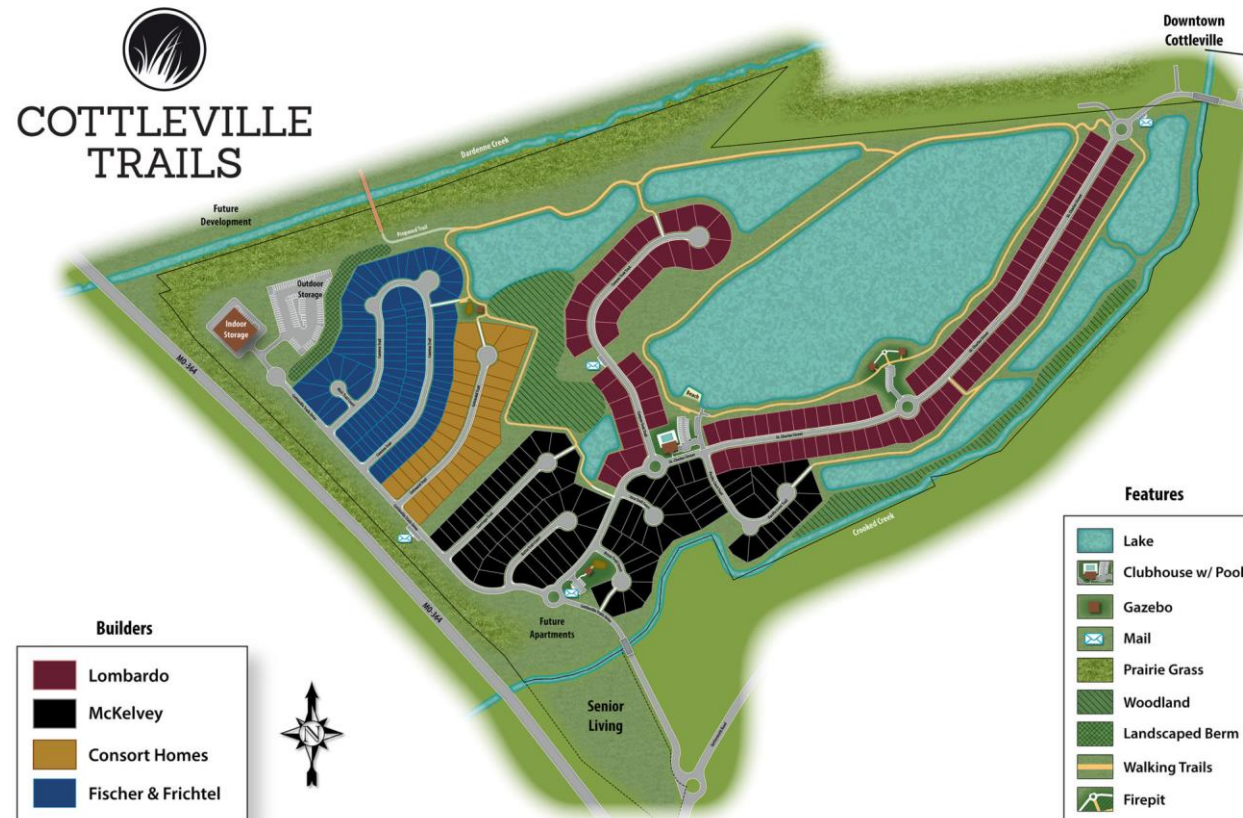
- Named Missouri's healthiest county for 12 consecutive years by the Robert Wood Johnson Foundation.
- Local communities are consistently on Money Magazine's list of Best Places to Live in America
- Home to Missouri Wine Country and award-winning vineyards

Potential Local Trends in 2024



- Residential housing growth surge in Cottleville, Wentzville, and west of Highway 40.
- Continued build-out at Riverpointe in St. Charles, Streets of Caledonia in O’Fallon, and Missouri Wine Country
- New industrial developments along Highway 370, Highway A, and near Highway W/T.
- Closer to major highway improvements along I-70 in Wentzville and Foristell areas

Residential Growth - Cottleville



Residential Growth – Wentzville



David Hoekel Parkway

Now Open

Residential Growth – West of I-64/40-61



Nearly 7M SF
of New
Development
Underway



Here are some major developments of 20,000-square-feet or larger (commercial, industrial, institutional) that opened or were in some stage of construction, according to data from the Cities of Cottleville, Dardenne Prairie, Lake Saint Louis, O'Fallon, St. Charles, St. Peters, Weldon Spring, Wentzville, and St. Charles County Government as of September 2023.

Major New Developments Opened or Underway in St. Charles County – Q3 2023				
Project	Size (S.F.)	Business Sector	Location	Status
Lakeside Logistics Center (B1-5)	1,600,000	Logistics	St. Peters	Under Construction
6001 Premier Parkway	423,000	Logistics	St. Peters	Opened Q1
Francis Howell North	407,055	Institutional	St. Peters	Under Construction
7001 Premier Parkway	366,600	Logistics	St. Peters	Opened Q1
Premier Parkway Center	337,698	Logistics/Manufa.	St. Peters	Pre-Construction
Cedarhurst Nursing Home	286,997	Medical	Wentzville	Under Construction
GM Wentzville - expansion	198,448	Manufacturing	Wentzville	Opened Q1
E-Trailer Expansion	173,600	Warehouse	Wentzville	Under Construction
Menards	158,400	Retail	Wentzville	Pre-Construction
New Perspective	146,930	Medical	Weldon Spring	Under Construction
Rise	142,396	Logistics/Manufa.	St. Peters	Pre-Construction
CubeSmart Self Storage	127,256	Storage	Cottleville	Under Construction
Commerce Park West (B1)	106,400	Logistics	Dardenne Prairie	Under Construction
Commerce Park West (B2)	103,400	Logistics	Dardenne Prairie	Pre-Construction
Best Box Self Storage	103,872	Storage	Lake Saint Louis	Pre-Construction
Chicken & Pickle	102,000	Retail/Recreation	St. Charles	Under Construction
Idle Storage	101,100	Storage	St. Peters	Pre-Construction
Hyundai/Ford Automall	100,000	Automotive	Wentzville	Under Construction
Extra Space Storage	99,760	Storage	St. Peters	Opened Q3
Woodstone Self Storage	95,915	Storage	St. Peters	Under Construction
Reckitt- expansion	90,945	Manufacturing	St. Peters	Under Construction
Life Storage	87,121	Storage	Lake Saint Louis	Under Construction
Hampton Manor Assisted Living	86,540	Medical	St. Peters	Under Construction
Anjon Manufacturing	79,695	Manufacturing	O'Fallon	Under Construction
FedEx	70,000	Logistics	St. Charles	Pre-Construction
SSM Health Outpatient Center	66,000	Medical	O'Fallon	Under Construction
Bluffstone (Independent Living, Assisted Living, Memory Care)	63,525	Medical	St. Peters	Under Construction
Hampton Manor Assisted Living	63,315	Medical	O'Fallon	Under Construction
Ignite Senior Living Facility	63,000	Medical	St. Peters	Pre-Construction
O'Fallon Public Works	62,264	Institutional	O'Fallon	Pre-Construction
MEMC - expansion	60,000	Manufacturing	O'Fallon	Under Construction
StorCo	60,000	Storage	St. Peters	Under Construction
The Boeing Co. - expansion	50,000	Manufacturing	St. Charles	Under Construction
VSM Abrasives - expansion	50,000	Manufacturing	O'Fallon	Opened Q2
Wentzville Public Works Facility	49,014	Institutional	Wentzville	Pre-Construction
Woodsprings Suites	49,000	Hospitality	St. Peters	Pre-Construction
StorCo - expansion	42,900	Storage	O'Fallon	Pre-Construction

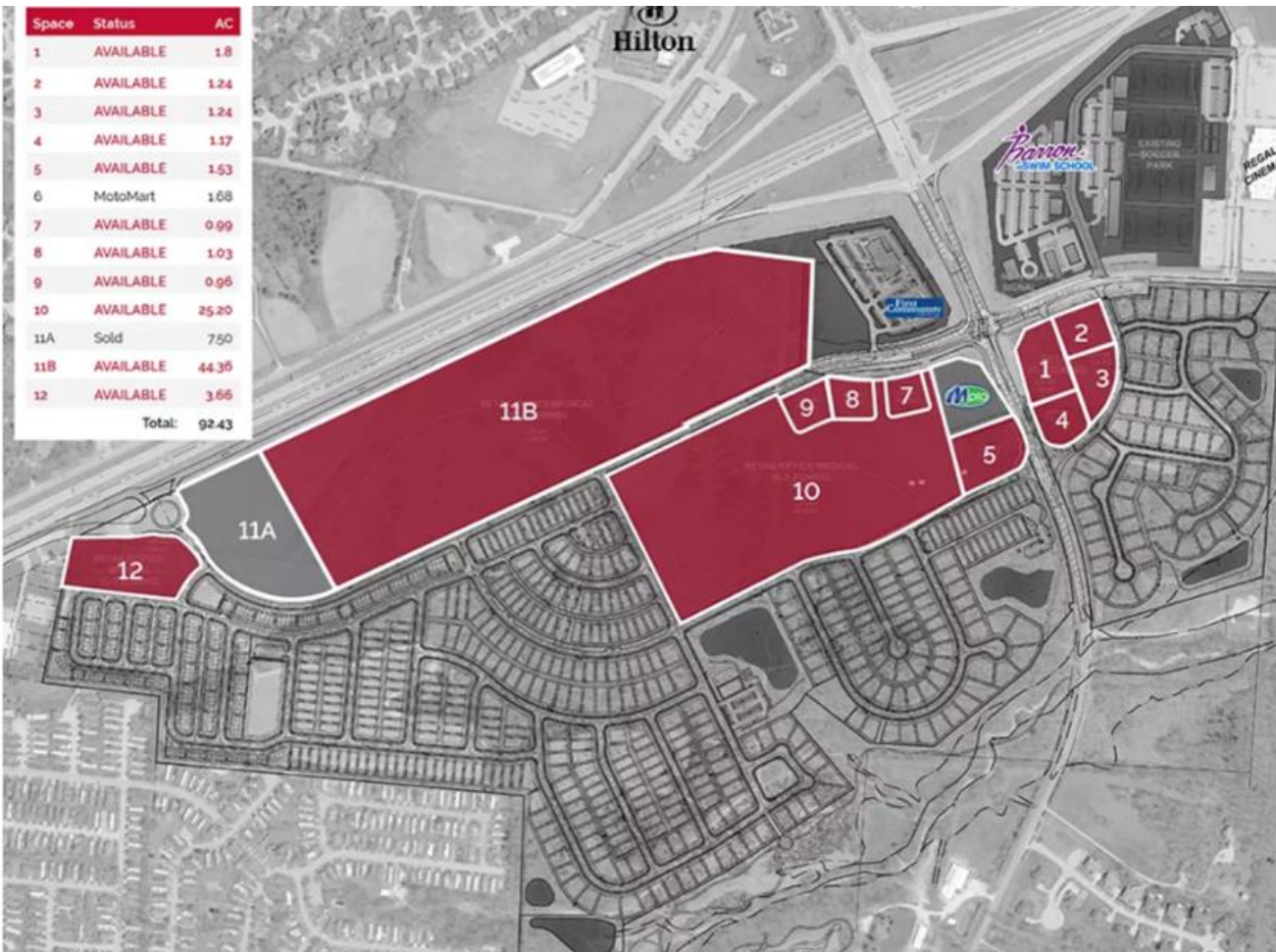
For more info about local growth and development opportunities, contact the EDC at 636-441-6880 or visit www.edcsc.com



www.edcsc.com

An aerial architectural rendering of a modern residential and commercial development. The scene features several multi-story buildings with a mix of brick, concrete, and glass facades. Many buildings have green roofs with landscaping. A central courtyard contains a swimming pool and outdoor seating areas. A prominent feature is a large, curved, white architectural structure that appears to be a bridge or a walkway extending over a body of water. The water is dark blue, and the surrounding area is landscaped with trees and walkways. In the top left corner, there is a solid yellow horizontal bar.

St. Charles Riverpointe



Streets of Caledonia in O'Fallon



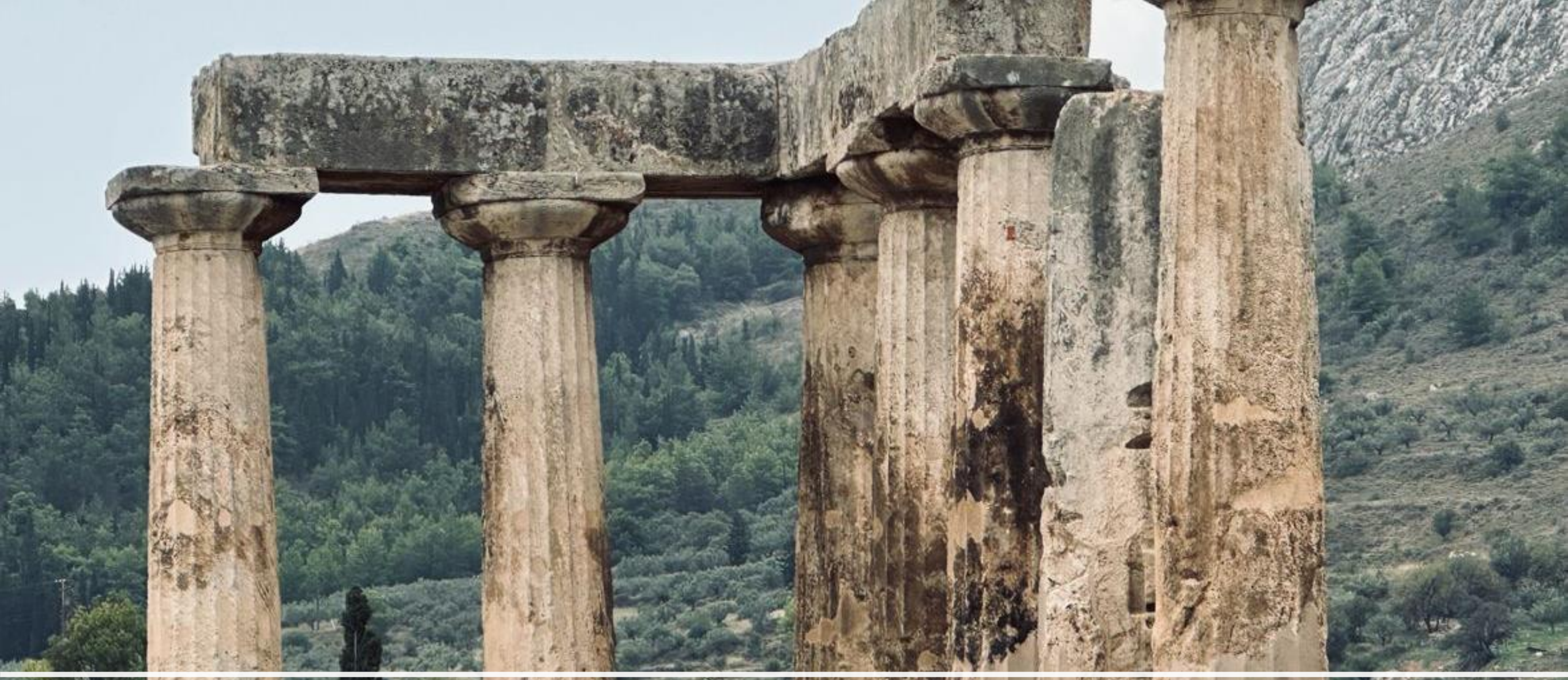
Industrial Growth

- *Lakeside Logistics Center in St. Peters*
- *Truman & Highway 370 in St. Charles*
- *Highway A in Wentzville*
- *Highway W/T in Foristell*

Missouri Wine Country



PHOTO: HOFFMANN CREATIVE AGENCY



Adjust to Change or Fade into History



Thank you

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