



City of Saint Charles, MO
QUALIFIED SITE

Site 2 (Lots A/B; D) and Site 3 (Lot C)
Fountain Lakes Commerce Center
Hwy 370 & Elm, Saint Charles, MO



**FOUNTAIN LAKES
COMMERCE CENTER**
Site 2 (Lots A/B; D) and Site 3 (Lot C)
GrowStCharles.com

THE SITE AND UTILITY INFORMATION REPRESENTED
HAS BEEN CERTIFIED AS ACCURATE BY BAX
ENGINEERING COMPANY FIRM #000655



BAX
**ENGINEERING
PLANNING
SURVEYING**
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Site Information			
Lot	A/B	D	C
Site Study	Site 2	Site 2	Site 3
Size	3.18 Ac	6.57 Ac	2.52Ac
Zoning	C-2	A	C-2
ESA Phase 1	No RECs	No RECs	No RECs
ESA Phase 2 Required	No	No	No
*Preliminary Geotechnical Exploration	Complete	Complete	Complete
Seismic Site Class	D	D	D
*Cultural Resource Sites Previously Mapped	None	None	None
*Wetland & water-body Illustrated on Site	Yes	Yes	Yes
*Threatened & Endangered Species Potentially Present	Yes	Yes	Yes
Avg. Slope	1%	1%	1%
FEMA Flood Zone	Zones AE	Zones AE	Zones AE
Surface Soil Types	CH, CL, ML,SW	CH, CL, ML,SW	CH, CL, ML,SW

Full reports available upon request.

*Based on desktop review of available databases and resource maps.
Further consultation and/or surveys may be necessary.

SCI Engineering, Inc. provided due diligence services.



SCI ENGINEERING, INC.
130 Point West Boulevard
St. Charles, Missouri 63301
636-949-8200

Community Information

MSA Population	2,811,588
Fire Station	4 Minutes
Police Station	10 Minutes
Hospital	10 Minutes
Living Cost Index	96.6
Average Commute	22.4 Minutes
Sales Tax	8.95%
2018 Property Tax Rate	7.0378
ISO Rating (1 is perfect)	2 out of 10

Demographics - City of St. Charles (2017)

- Population - 70,329
- Median Age - 38.3
- Median Household Income - \$57,882
- School District - Orchard Farm (100 on APR)

Access Information

Street Classification	Minor Arterial
Interstate 370 (4 lane)	Direct Access
Interstate 70 (4 lane)	11 Minutes
Interstate 270 (4 lane)	10 Minutes
Lambert Intl. Airport	15 Minutes
Downtown St. Louis	25 Minutes

St. Charles Advantages

- Quick, easy access to entire St. Louis region
- Real estate taxes are as much as 40% lower than comparable industrial sites in St. Louis County
- Abundant on-site amenities such as restaurants, hotels, banking and shopping
- Fire protection has ISO rating of 2 (nearly perfect)

Other Sites Nearby:

- Fountain Lakes Commerce Center
1.58 to 16.67 Acre Sites
David Zeigler
Dzeigler@lee-associates.com
Lee & Associates of St. Louis



- Fountain Lakes Commerce Center
Cross-Docked Spec Building
45,000 to 324,750 SF
Ed Lampitt, CCIM, SIOR
ed.lampitt@cushwake.com



- Air Products (3850 Millstone Parkway)
96,825 SF building on 12 Acres
James Medbery
jmedbery@binswanger.com



- WestGate 200 (Build to suit)
200,200 SF bldg. on 13 Acres
David Zeigler
Dzeigler@lee-associates.com
Lee & Associates of St. Louis



For more information, contact:

David Leezer, CECD, FM

Director, Dept. of Economic Development

City of Saint Charles, MO

636-949-3231

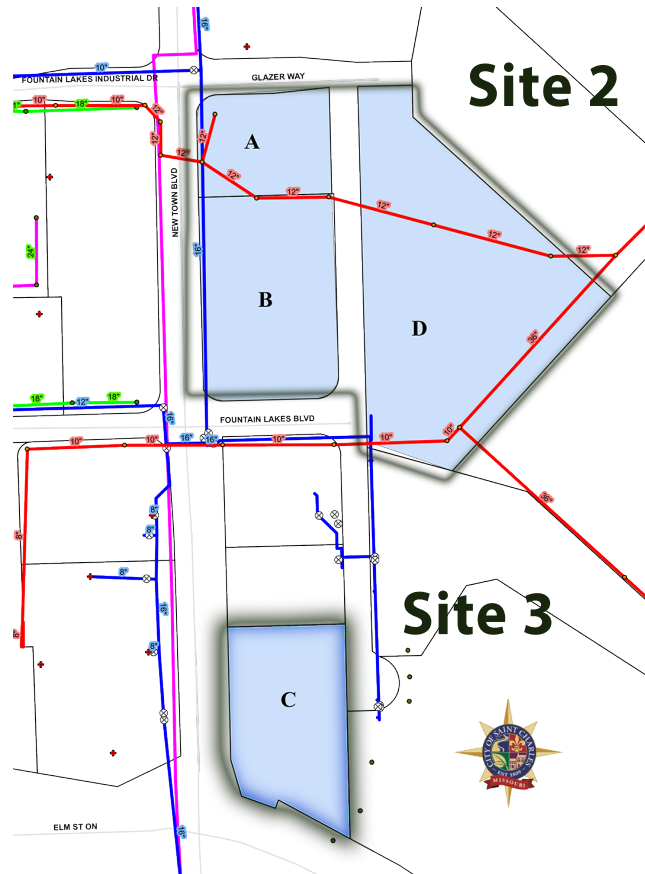
david.leezer@stcharlescitymo.gov

www.GrowStCharles.com



Utilities

Water and Sanitary Lines



Utilities (see map insets)

	Lot A/B	Lot C	Lot D
Water Main (City of St. Charles)	16" Main	16" Main	10" Main
Sanitary Gravity Main (City of St. Charles)	12" Main	10" Main	12" Main
Storm Main (City of St. Charles)	18" Main	15" and 36"	not served
Electric Line Size (Ameren)	12.5kV, 3-phase	12.5kV, 3-phase	12.5kV, 3-phase
Gas (Spire Energy)	6" Main IP	4 Main IP	6" Main IP
Telecommunications	AT&T	AT&T	AT&T

Natural Gas Lines

