

City of
ST. ROBERT
Missouri

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Economic Development Vision Statement

St. Robert, Missouri will continue to be a prosperous, sustainable community generating the best possible quality of life for its citizens, to include high quality job opportunities.

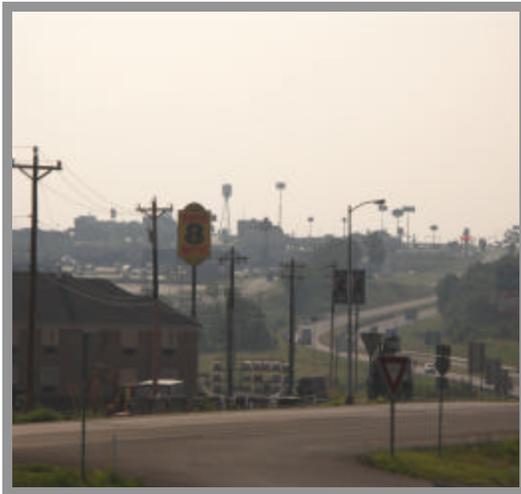


City of St. Robert

“Come Grow With Us.” St. Robert is known as the “business hub” of Pulaski County. The City is relatively young, but it has achieved more than most cities since its birth, living up to its motto “Come Grow With Us.” The St. Robert business district continues to grow and is the home of many national chain stores, hotels and restaurants, in addition to many specialty small businesses. The City owns and operates all of its utilities, including natural gas and runs a model solid waste transfer station. Come see what we mean when we say, “Come Grow With Us”.

Population Growth: The City of St. Robert has experienced rapid growth. The population increased from 1,730 (1990 Census) to an official population of 2,760 (2000 Census), an increase of over 59%. The current population estimate is 4,850. We project that this population trend will continue for the next 5-10 years with the continued growth of Fort Leonard Wood. The City serves a far greater population base which includes: Fort Leonard Wood (Average Daytime Population=30,000) and Waynesville (Population=3,507). In addition to the City’s population increase, there has been a corresponding increase in commercial construction as St. Robert is becoming the commercial and retail hub of our region.

Tourist Location



St. Robert has a tourist industry with families and friends attending Fort Leonard Wood Soldier graduation ceremonies, conferences and other special events. Currently, over 70,000 soldiers train annually on the military post. Fort Leonard Wood has been a relatively stable “tourist” base that has led to the

construction of several hotels and motels in our area. We currently have 23 motel/hotels in the area with over 1,200 rooms. We anticipate

that this source of “tourists” will remain stable and even increase into the future. As the families visit our area, they need activities to keep them busy—to include shopping and entertainment opportunities.



Transportation

St. Robert is bisected by Interstate 44 and provides access to the main gate of Fort Leonard Wood. Our location on I-44, gives us the ability to capture additional tourist traffic that are on their way or returning from a tourist site—such as Branson or St. Louis. The City is located at a good location roughly midway for traffic traveling to and from Branson or St. Louis and is becoming known as a stop over destination for meals and lodging when traveling on I-44. Nearby, Fort Leonard Wood hosts the Waynesville/Saint Robert Regional Airport, one of the best regional airports in the State boasting a 6000' runway and providing full ILS support. Due to an agreement with Fort Leonard Wood, private, corporate and commercial aircraft are allowed to utilize this facility. Commercial air travel is provided by **Great Lakes Airlines** currently providing three flights per day with expansion of flights as needed. The Airport is also expanding to include the construction of 8 hangers to house private and corporate aircraft.



Education

St. Robert is in the Waynesville R-6 School District, which consistently ranks among the top school districts in the state. The District has recently completed construction on a new elementary and high school and continues modernization with the construction of a new state of the art Technical Career Center building which will better serve the entire county with a wide range of technical and skill-oriented courses.

Public Schools: Classification—Accredited with distinction in Performance

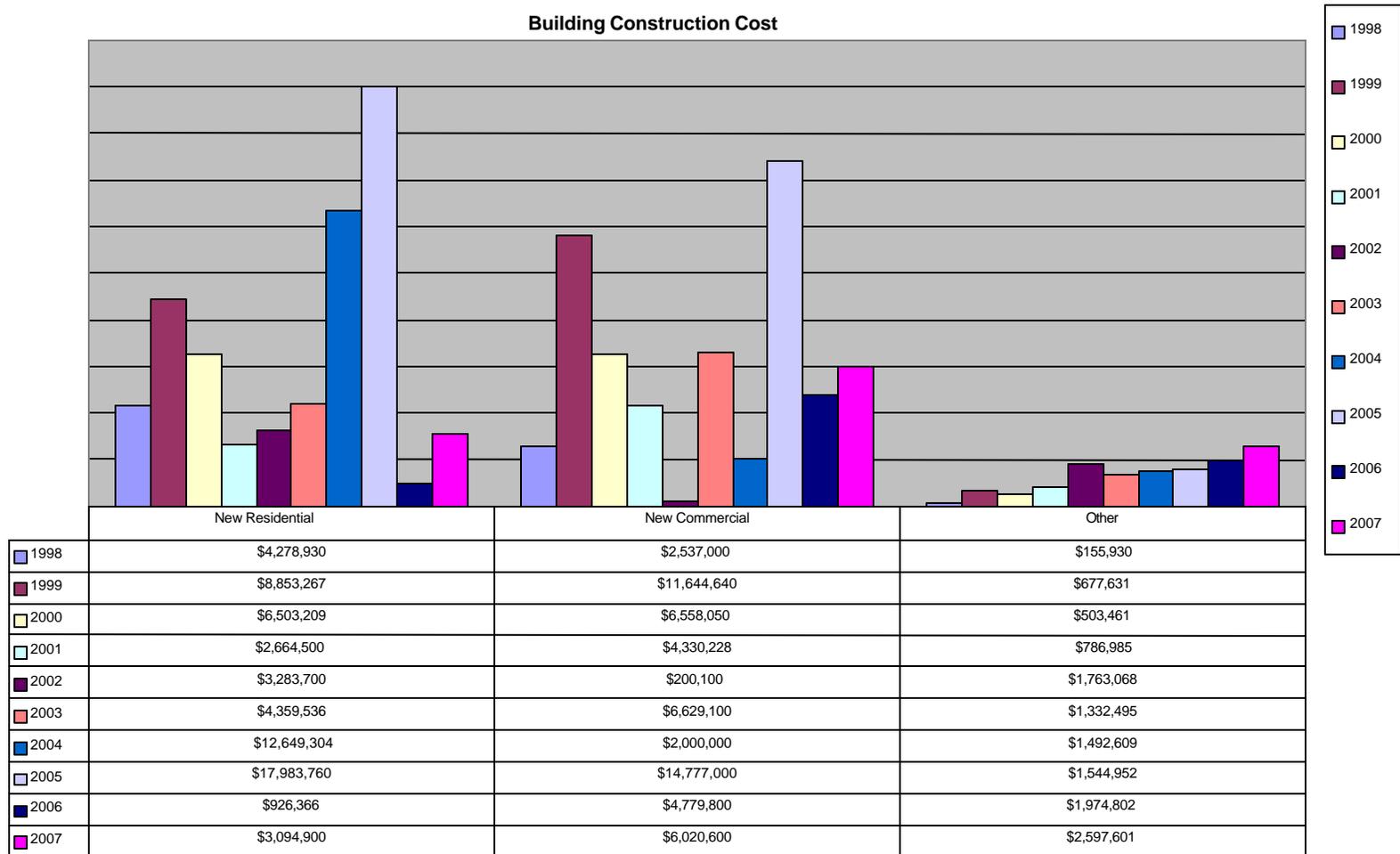
	<u>Number</u>	<u>Teachers</u>	<u>Enrollment</u>
Elementary	6	254	2,568
Middle	1	72	1,207
High School	2	96	1,553
Piney Ridge	1	4	53

Vocational Schools: Waynesville Technical Academy — 28 teachers

Universities and Colleges: Drury University, Columbia College, Central Texas College, Park University and Lincoln University.

New Commercial & Residential Construction

Building Construction Cost



Health Services

St. Johns Clinic (a member of the Sisters of Mercy Health System – St. Louis)

St. John's Clinic is a physician-led and professionally managed multi-specialty group practice that is part of St. Johns' integrated healthcare delivery system. St. Johns believes quality is about specific, measurable outcomes, but it is also about patient satisfaction, the introduction of advanced technologies and the providing of support services that truly make a difference to our patients. With 5 Doctors and 2 Practitioners on staff, cardiac and physical therapy rehabilitation department, availability of specialty medical treatment, Life Line Air Ambulance service, home medical equipment supply and Pharmacy on premises, patients receive high-quality compassionate care delivered in a high-service environment.



Recreation & Community Facilities

Residents county-wide come to St. Robert to make use of its Community Center, which offers a large seating capacity facility for a wide variety of events. The newly remodeled Community Center is complete with kitchen and next to the City Park, complete with softball field, playground, and skate park, motor cross track and picnic areas. The Community Center grounds have also hosted the Pulaski County



Fair, rodeos, tractor pulls, carnivals and many other special events. For the outdoor enthusiasts, St. Robert is near beautiful fishing streams, canoe rentals, and plenty of water fun as the Lake of the Ozarks, state trout parks. The Ozark Scenic River-ways are just a short drive away. Park and recreational outlets are in close proximity with city and state parks. St. Robert and Pulaski County can offer residents an enviable hometown lifestyle and convenient access to the cultural, social and recreational benefits of larger metropolitan area.

Utilities

The City supplies full utility services including electric, water, sewer and natural gas. Rates are very competitive as compared to other suppliers in the region.

Supplier:	Municipal	St. Robert Municipal Utilities
Source of City Water:		Deep Wells
Water Production Capacity:		2,635,200 gallons per day
Avg. Water Consumption:		673,191 gallons per day
Storage Capacity:		1,475,000 gallons
Natural Gas:		Supplied by St. Robert Municipal Utilities
Sanitation:		Supplied by St. Robert Municipal Utilities

Type of Treatment: Activated Sludge with Ultraviolet light

Electricity:	Supplied by St. Robert Municipal Utilities
Other Suppliers:	County—Laclede Electric Co-op

Fort Leonard Wood



Fort Leonard Wood is home to the U.S. Army Maneuver Support Center, or MANSCEN, which hosts the Army Engineer, Military Police and the Chemical, Biological, Radiological and Nuclear schools. Fort Leonard Wood is a state-of-the-art training facility on 100 square miles of rugged Ozark wilderness.

As of July 2007, Fort Leonard Wood's average daytime post population is about 30,000 with about 11,500 permanent party; 5,600 family members on post; and about 13,400 military in training. In regards to retirees, Fort Leonard Wood has about 7,800, who are average recurring visitors.

Fort Leonard Wood will be home to a proposed Forces Command (FORSCOM) Maneuver Enhancement Brigade. The Brigade brings more than 1,300 "authorized" Soldiers and will enable all the Fort's tactical units to fall under one operational commander. Additionally, in line with the Army's growth, Fort Leonard Wood's training mission will see as much as 20 percent increase during the next 3-5 years.

Growth Potential

Fort Leonard Wood, as one of the premier military bases in the country, has excellent growth potential to attract additional military and homeland security missions, with planned base improvements equaling 100 million dollars per year for the next 5 years. Fort Leonard Wood has also been designated as a center for homeland security excellence. The post is also well positioned to take advantage of future BRAC (Base Realignment and Closure) moves and to attract additional Department of the Army and Department of Defense missions to the base.

Not only does Fort Leonard Wood train Army soldiers, it trains all branches of our Nation's military to include: Navy, Marines, Air Force and Coast Guard and provides training to the civilian law enforcement community. Fort Leonard Wood is home to the largest Marine Corps detachment not stationed on a Marine Corps Base.



Future Development. The City continues to plan for the future growth and development of the area. The City's Comprehensive plan is based on the premise that positive economic factors, which have contributed to St. Robert's steady expansion, will continue to influence growth. Above and beyond the City's location, these factors included convenient and quality lifestyle for residential growth, a thriving business environment for commercial opportunity, available land and an effective labor force for local businesses.

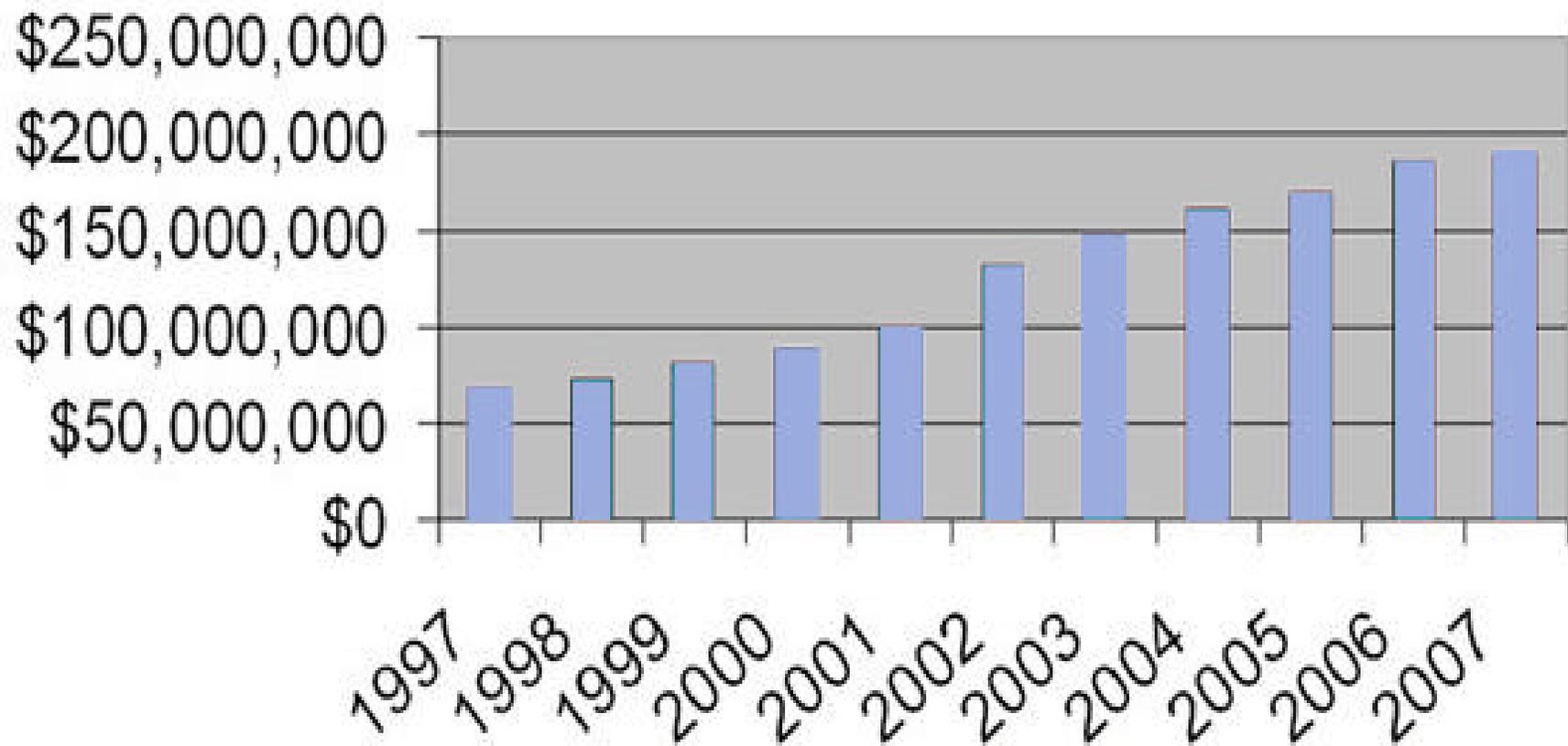
City of Saint Robert Property Tax Levy:
.2997 per \$100. Accessed Valuation

Government

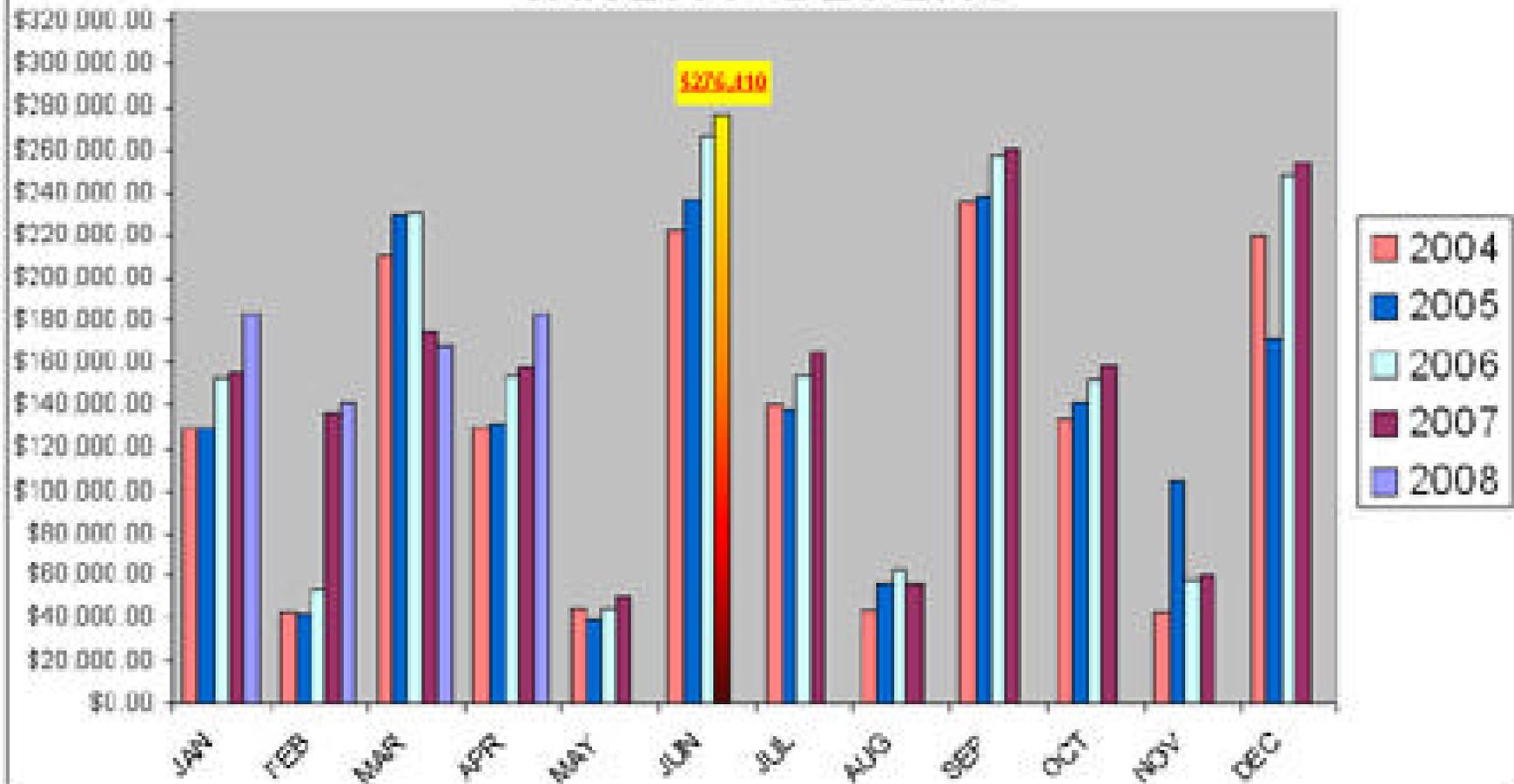
Form of Government:	Council/Mayor
Administration	
Comprehensive City Plan:	Yes
Building Codes:	Yes
Planning and Zoning:	Yes
City Engineer Employed:	Yes



REPORTED SALES GROWTH TO THE DEPARTMENT OF REVENUE



CITY OF ST. ROBERT GENERAL SALES TAX JAN 2004 - DEC 2008



Population Growth of St. Robert

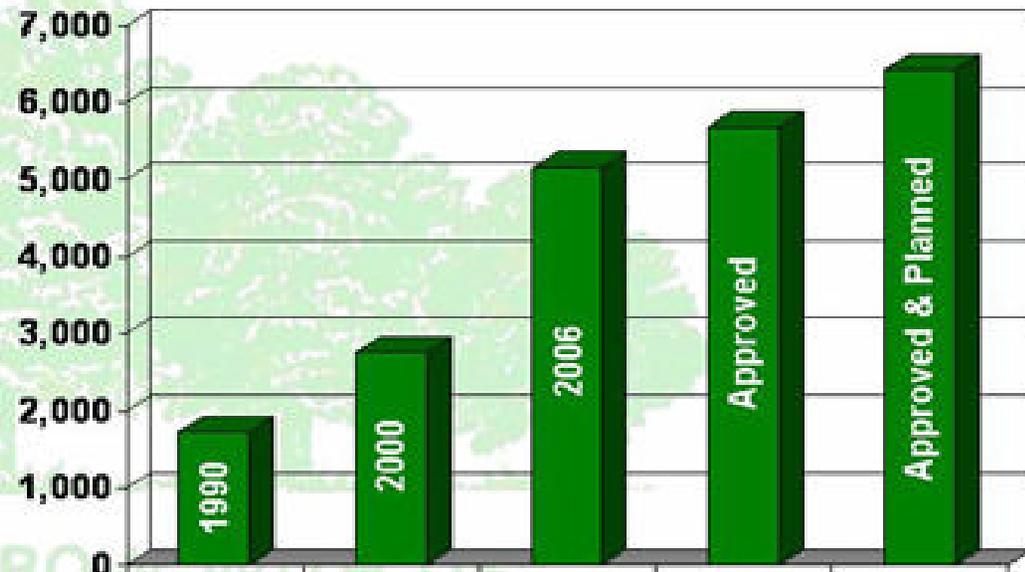
As of March 2006

Population Stats

- 1990 – 1,730
- 2000 – 2,760
- 2006 – 5,149 (approx)

Projected Population

- 5,690 includes approved residential development
- 6,427 includes approved and planned residential development



■ Population

TRAFFIC COUNT

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A

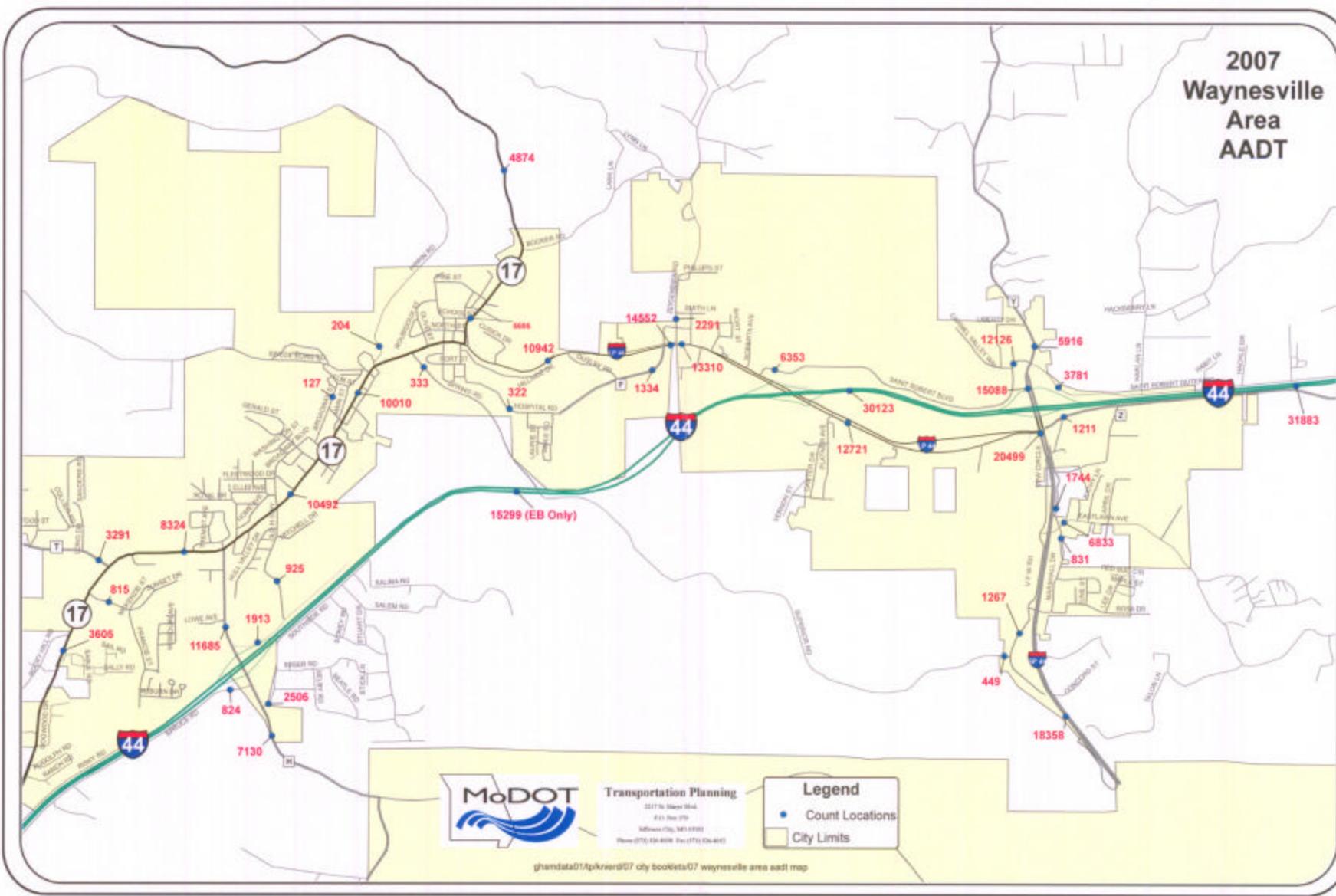
St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com

2007 Waynesville Area AADT





MoDOT

Transportation Planning

2217 N. Moore Blvd.
P.O. Box 370
Jefferson City, MO 65102
Phone (573) 526-8000 Fax (573) 526-8001

Legend

- Count Locations
- City Limits

ghandata01\pkrner\07 city books\07 waynesville area aadt map

AVAILABLE PROPERTIES

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A
St. Robert, Missouri 65584
Phone: 573-451-2000
Fax: 573-336-5714
Email: nherren@saintrobert.com

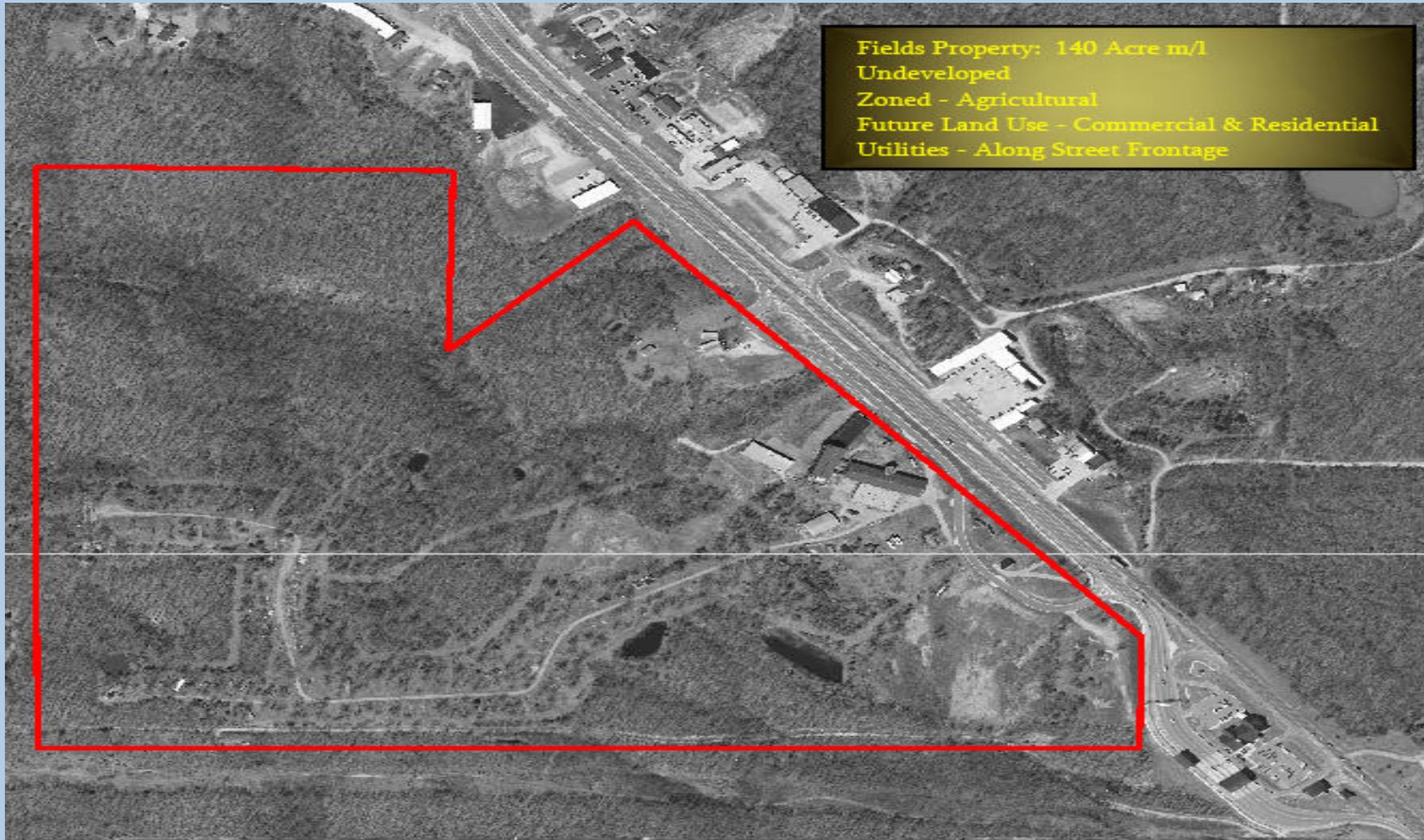
FIELDS PROPERTY

140 Acre m/l
Undeveloped
Located 200 feet from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A
St. Robert, Missouri 65584
Phone: 573-451-2000
Fax: 573-336-5714
Email: nherren@saintrobert.com

Fields Property: 140 Acre m/l
Undeveloped
Zoned - Agricultural
Future Land Use - Commercial & Residential
Utilities - Along Street Frontage



Fields Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



AUXIER PROPERTY

475Acre m/l

Undeveloped

Located 1.5 miles from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A

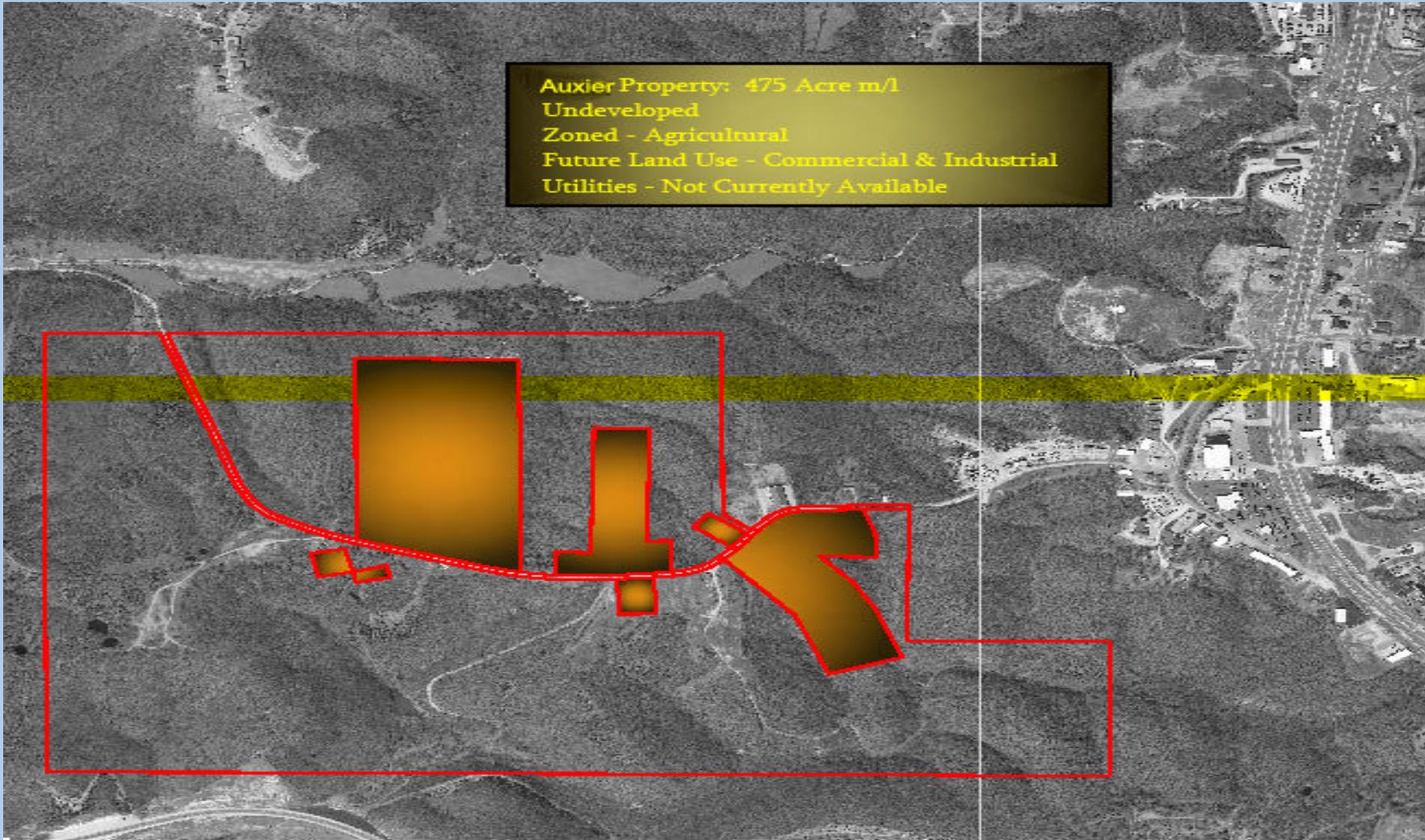
St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com

Auxier Property: 475 Acre m/1
Undeveloped
Zoned - Agricultural
Future Land Use - Commercial & Industrial
Utilities - Not Currently Available



Auxier Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



CANTON-PHILLIPS PROPERTY

48 Acre m/l

Undeveloped

Located 1.9 miles from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A

St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com



Canton-Phillips Property: 48 Acre m/l
Undeveloped
Zoned - Commercial
Future Land Use - Commercial
Utilities - Along Street Frontage



Canton-Phillips Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



EGAN PROPERTY

14 Acre m/l

Undeveloped

Located 2 miles from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A

St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com



Egan Property: 14 Acre m/l
Redevelopment Area
Zoned - Commercial
Future Land Use - Commercial
Utilities - Along Street Frontage



Egan Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



MORRIS PROPERTY

140 Acre m/l

Undeveloped

Located 3 miles from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A

St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com

Morris Property: 140 Acre m/l
Undeveloped
Zoned - Commercial & Residential
Future Land Use - Commercial & Residential
Utilities - Along Street Frontage



Morris Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



CRAWFORD PROPERTY

34 Acre m/l
Undeveloped
Located 3 miles from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A
St. Robert, Missouri 65584
Phone: 573-451-2000
Fax: 573-336-5714
Email: nherren@saintrobert.com

Crawford Property: 34 Acre m/l
Undeveloped
Zoned - Commercial
Future Land Use - Commercial
Utilities - Along Street Frontage & Rear



Crawford Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



CARSON PROPERTY

255 Acre m/l

Undeveloped

Located 3.9 miles from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A

St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com

Carson Property: 255 Acre m/l
Undeveloped
Zoned - Agricultural
Future Land Use - Commercial
Utilities - Along Street Frontage & Sides



Carson Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



HARRIS PROPERTY

450 Acre m/l

Undeveloped

Located 3.6 miles from
Fort Leonard Wood Main Gate

CITY OF ST. ROBERT MISSOURI

194 Eastlawn Avenue, Suite A

St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com

Harris Property: 450 Acre m/l
Undeveloped
Zoned - Agricultural, Industrial & Residential
Future Land Use - Commercial & Residential
Utilities - Not Currently Available



Harris Property	
Drawn By: ALC	Date: 02-10-08
Project No:	Revised:

City of St. Robert
194 Eastlawn Ave, Ste A
St. Robert, Missouri 65584



DEVELOPMENT PARCEL MAP

CITY OF ST. ROBERT MISSOURI

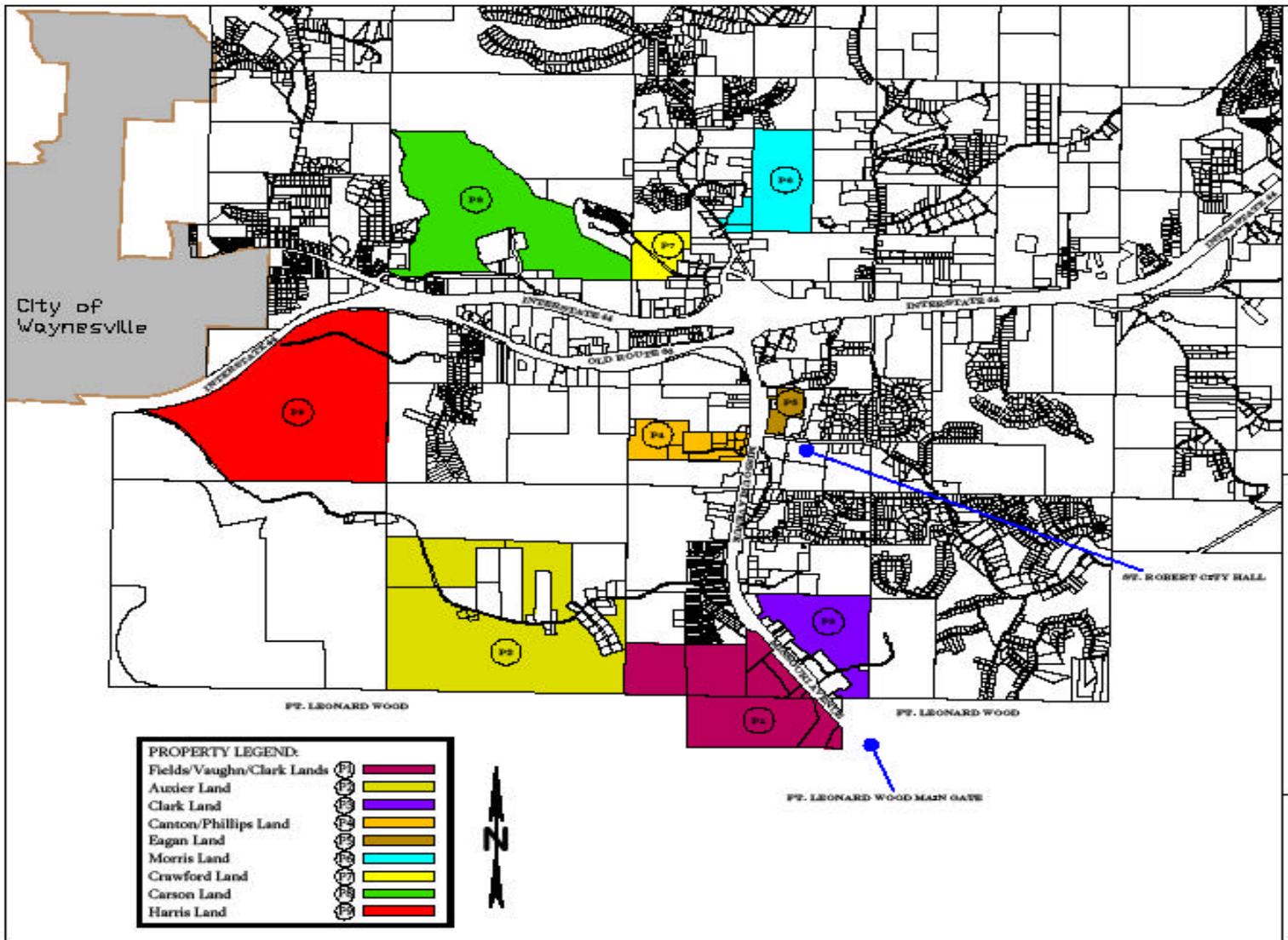
194 Eastlawn Avenue, Suite A

St. Robert, Missouri 65584

Phone: 573-451-2000

Fax: 573-336-5714

Email: nherren@saintrobert.com



City of St. Robert
 194 Eastlawn Ave, Ste A
 St. Robert, Missouri 65584

Development Parcel Map	
Drawn By: AIC	Date: 05-01-08
Project No:	Revised:

