

### 3. BRIDGETON / NORTHWEST REGION PROFILE

**Location:**

The Bridgeton/Northwest region, bounded by Teson Road on the north and Dorsett Road on the south, extends between the Missouri River and Lindbergh Boulevard. The City of Bridgeton and portions of Champ, Hazelwood and Maryland Heights are included in this region, which comprises the 63042, 63043, 63044 and 63045 zip codes.

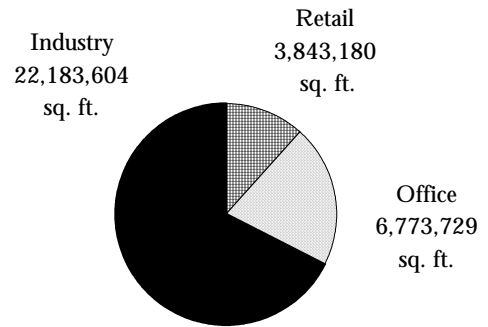
**Commercial Development:**

The Bridgeton/Northwest area contains the highest percentage (68 percent) of industrial space of the eight county regions. The Bridgeton/ Northwest region is a major employment center with access to air, rail and highway facilities.

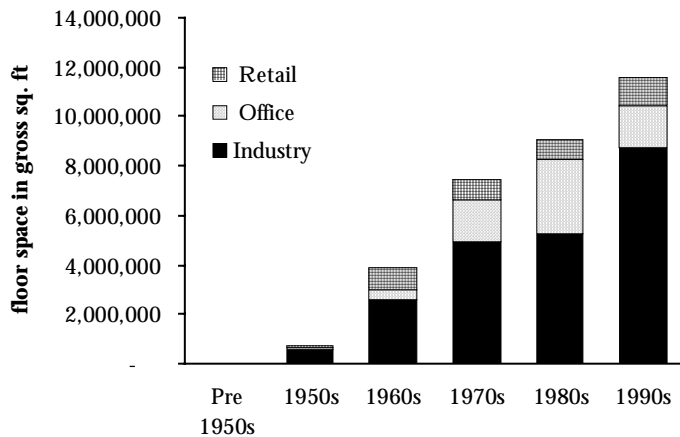
Levee-protected floodplains of the Missouri River are the site of some of the largest commercial developments in St. Louis County, such as Earth City, Corporate Woods Business Park and Riverport. The 500-year levees in these areas were constructed to Army Corps of Engineers standards using state-of-the-art engineering methods.

The Earth City area continues to grow with new distribution and office development. Construction is now moving to the southeast, with the extension of South Rider Trail Drive and Corporate Exchange Drive opening new opportunities for development.

Corporate Woods Business Park is north of St. Charles Rock Road and Earth City. Purina Mills and Whirlpool have major distribution centers in Corporate Woods. On the south side of I-70 just east of the Missouri River, Riverport is a mixed-use development including the Riverport Amphitheater, Players Island and Harrahs Casinos, restaurants, office and distribution centers.



**Existing Commercial Development, 1999**



**Commercial Floor Space by Year Built**

Brown Campus, at I-270 and McDonnell Boulevard, was developed during the 1970s as a mixed-use office and warehouse project.

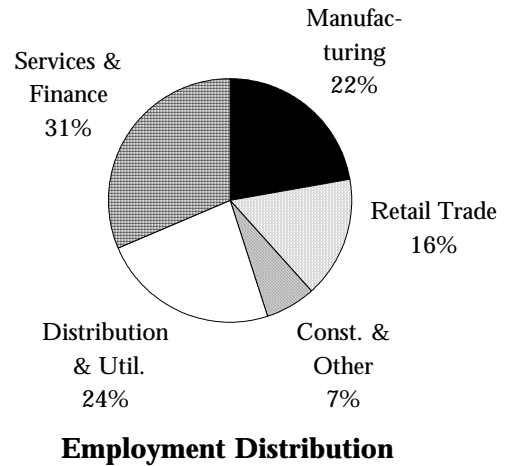
Highway 370, which links the Bridgeton/Northwest area with St. Charles County via the Discovery Bridge, is the newest highway crossing the Missouri River.

The Bridgeton/Northwest region contained more than 97,500 jobs in 1998. The Services and Finance and Manufacturing categories accounted for 54 percent of the total employment.

**1998/99 Commercial Development:**

During 1998, over 440,000 square feet of new commercial space was constructed in the Bridgeton/Northwest region, including approximately 318,000 square feet of industrial/warehouse facilities and 128,000 square feet of retail. No office buildings were completed in the Bridgeton/Northwest region in 1998.

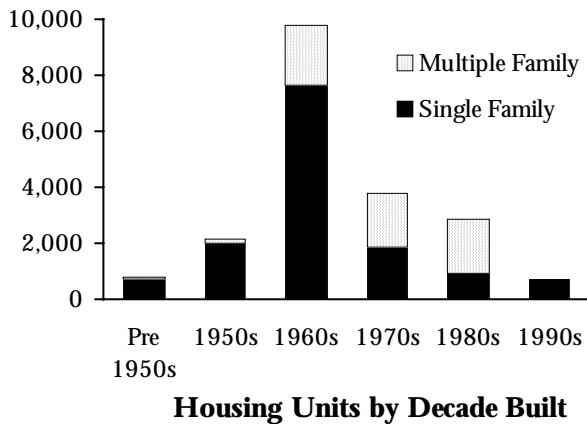
The largest industrial/warehouse development was a multi-tenant building at 3159-95 South Rider Trail that contains Standard Register and Jaeckle Distributors. Dukeport V, a 96,000-square foot facility at 4730 Earth City Expressway, was the second largest industrial development. Dukeport V's tenants include AT&T, Eastern Metal Supply Company and TPS Aviation. A 114,000-square foot Home Depot hardware store constructed at 11215 St. Charles Rock Road accounted for the majority of retail construction in 1998.



During 1999, construction activity continued in the Earth City area with the completion of DukePort VI (320,000 sq. ft.) at 13257 Corporate Exchange Drive. DukePort VI is leased to Lagasse Brothers, Inc., MTEC and Office Max. Corporate Woods II, a \$17.5 million office building at 111 Corporate Office Drive, was finished in February 1999. Earthgrains Company and Group Health Plan are the major tenants in Corporate Woods II.

**Residential Development:**

Over half of all single-family houses in the Bridgeton/Northwest region were built in the 1960s alone. Since 1970 more multi-family than single-family units have been built. Today, just over 31 percent of the housing is multi-family, the second highest proportion after the Olive/Westport region, which adjoins this region on the south.



Residential development in this region slowed considerably in the 1990s, when only 4 percent of the region's housing was built.

A modest renewal of residential construction activity is now occurring, with several new subdivisions under construction in Bridgeton. Falcon Crest and Lakewood Crossing are new subdivisions in the Fee Fee Road area, with ten and eighteen units respectively. Park Place Estates, located just south of St. Charles Rock Road and west of Fee Fee Road, will contain 31 homes and 43 attached single-family villas.

The expansion of Lambert Airport, which has received FAA approval, will require the demolition of approximately 2,000 housing units in the Bridgeton/Northwest region.