

# 1. CHESTERFIELD / HIGHWAY 40 REGION PROFILE

## Location:

The Chesterfield/Highway 40 region is generally bounded by the Missouri River on the north, Ballas and Woods Mill Roads on the east, Clayton and Manchester Roads on the south, and the County limits on the west. The cities of Chesterfield, Clarkson Valley, and part of the cities of Ballwin, Creve Coeur, Ellisville, Town & Country and Wildwood are contained in this area, which includes the 63005, 63017, and portions of the 63011, 63038 and 63141 zip codes.

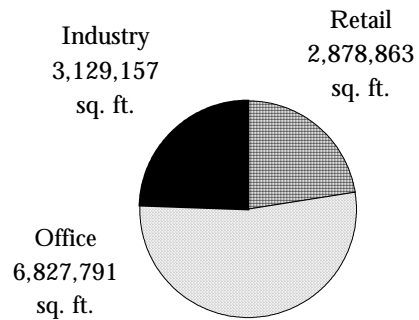
## Commercial Development:

Commercial development in the Chesterfield/Highway 40 region contains the highest percentage of office space (53 percent) of the eight county regions. The primary concentrations of office space are in Chesterfield at Highway 40 and Clarkson Road and along the Highway 40 corridor between Mason Road and Timberlake Manor Parkway. Two of the most important large-scale planned developments in St. Louis County, Chesterfield Village and Maryville Centre, are located in this region.

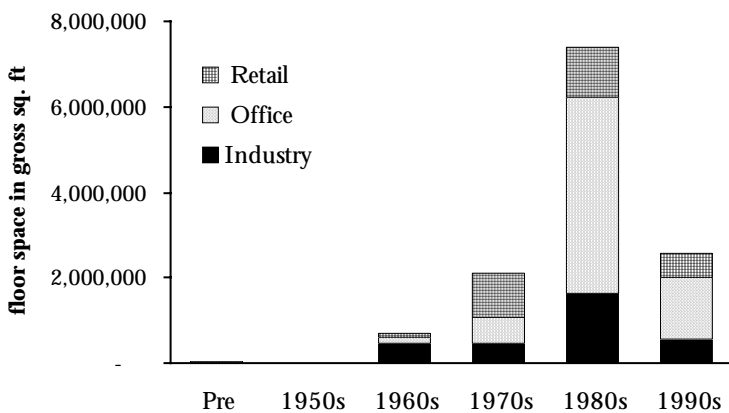
The Chesterfield Valley area includes nearly 4.3 million square feet of light industrial, office, retail and recreational development and approximately 6,000 full-time employees.

Chesterfield Mall is a 1.5-million square-foot super-regional shopping center at Highway 40 and Clarkson Road.

Spirit of St. Louis Airport, located west of Long Road and south of Highway 40, is the designated prime reliever airport for Lambert Airport. Spirit is home to 500 aircraft, including 100 corporate jets.



**Existing Commercial Development, 1999**



**Commercial Floor Space by Year Built**

The Chesterfield/Highway 40 region contained an estimated 41,100 jobs in 1998. More than half of these (51%) were in the Services and Finance category.

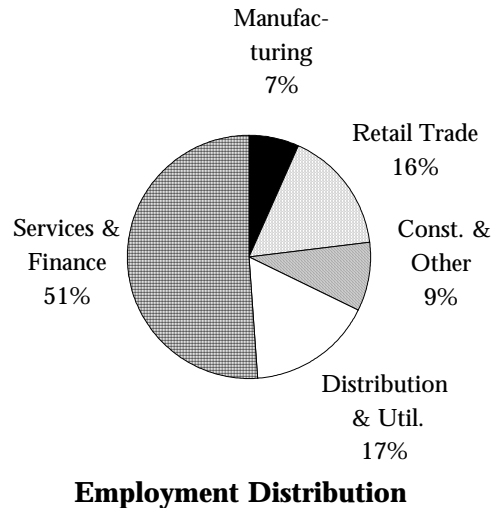
## 1998/99 Commercial Development:

The Chesterfield/Highway 40 region experienced the greatest amount of commercial development of the eight regions during 1998. Over 769,000 square feet of new commercial was built, the vast majority of which consisted of office development.

The new headquarters for Solutia, Inc. at 575 Maryville Center Drive added 263,000 square feet of office space. Other significant office additions include Chesterfield Ridge Center, at 16401 Swingley

Ridge Drive (140,000 sq. ft.), and 40 West, at 14567 North Outer Forty Road (109,000 sq. ft.). Over 112,000-square feet of office space in two buildings was constructed in the Timberlake Corporate Center on the north side of Highway 40 at Timberlake Manor Parkway.

Farther west, development in Chesterfield Valley continued with two new office buildings at Chesterfield Grove, each with 33,470 square feet of space. Industrial/warehouse (23,945 sq. ft.) and retail (19,995 sq. ft.) additions in 1998 were minor. Retail construction included a new Walgreens pharmacy at 16101 Manchester Road and Yia Yia's Eurocafe restaurant at 15601 Olive Boulevard in Chesterfield.

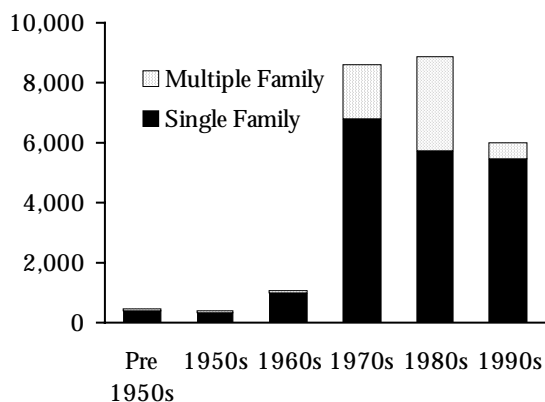


During 1999, construction soared in Chesterfield Valley with the development of Chesterfield Commons, a 700,000 square-foot retail center featuring Wal-Mart and Lowes. In November 1999, construction was completed on 533 Maryville Centre, a six-story office building in Town & Country.

**Residential Development:**

In the Chesterfield/Highway 40 region over 90 percent of the housing was built since 1970, a higher percentage than in any other region. The single-family building boom began in the 1970s and continued to the present. The greatest number of total units was built in the 1980s, when over half of the area's multi-family units were constructed. The region's 5,600 multi-family units represent 22 percent of the total, a smaller percentage than the countywide figure of 27 percent.

In the City of Chesterfield, which comprises about half of the Chesterfield/Highway 40 region, permits were issued for 523 units in the past two years. Subdivisions for which more than 25 permits were issued in the past year include the Estates at Baxter Point and Baxter Point Villas at Wild Horse Creek and Baxter Roads, nearby Stonehill Village, and Spring Hill Bluffs farther west at Wild Horse Creek and Kehrs Mill Roads.



**Housing Units by Decade Built**

The City of Wildwood issued 335 permits in 1998 and 282 permits in 1999, the most for any city in the two-year period. Wildwood is located in both the Chesterfield/Highway 40 and the Manchester/Southwest regions, but 60 percent of the 1999 permits were in the Chesterfield/Highway 40 region.

Hickory Manor Village, in the center of Wildwood, and Oak Ridge Trails farther north off of Highway 109 were the subdivisions with the largest number of permits in 1999.