

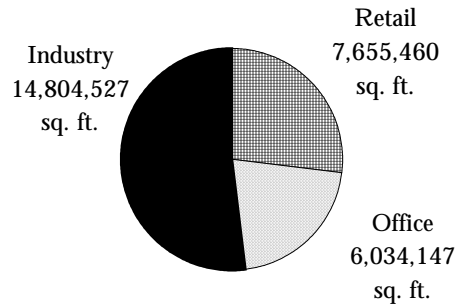
8. MANCHESTER / SOUTHWEST REGION PROFILE

Location:

The Manchester/Southwest region is bounded by Highway 40, Clayton Road and Manchester Road on the north, Ballas Road on the east and the County limits on the south and west. It includes the cities of Eureka, Fenton, Manchester, Valley Park and portions of Ballwin, Des Peres, Ellisville, Town & Country and Wildwood. The Manchester/Southwest region is comprised of the 63021, 63025, 63026, 63040, 63049, 63069, 63088 and portions of the 63011, 63038 and 63131 zip codes.

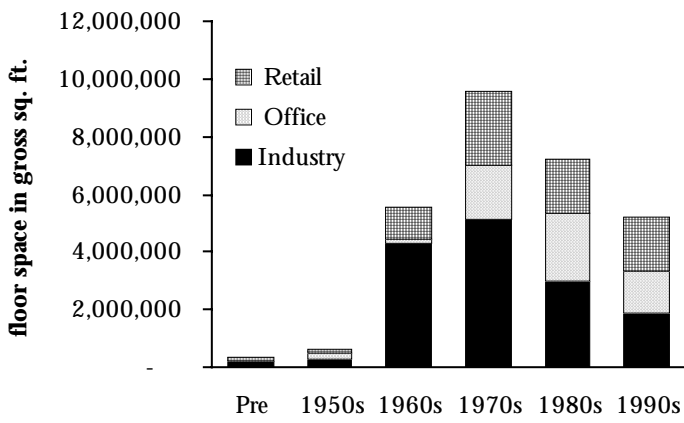
Commercial Development:

The Manchester/Southwest region's main commercial uses are in the industrial/warehouse category (52 percent) and include large industrial production plants along I-44 in the Fenton area. The amount of retail (27 percent) exceeds office (21 percent) space by a considerable margin.



Existing Commercial Development, 1999

Manchester Road is a major retail corridor, with automobile dealerships, restaurants, grocery, furniture, sporting goods and general merchandise stores. The area around the intersection of Manchester Road and I-270 has become an important office center. West County Shopping Center, at Ballas and Manchester Roads, includes almost 600,000 square feet of retail space. Manchester Meadows is a power center development containing 425,000 square feet of retail on Manchester Road in Town & Country.



Commercial Floor Space by Year Built

Maritz, Inc., a motivation, communication, marketing, training and travel firm, employs 3,600 workers at its headquarters and south campus office on I-44. Chrysler Corporation has an assembly plant with 7,700 employees on I-44 in Fenton. The Manchester/Southwest region also includes the 200-acre Six Flags over Mid-America theme park in Eureka.

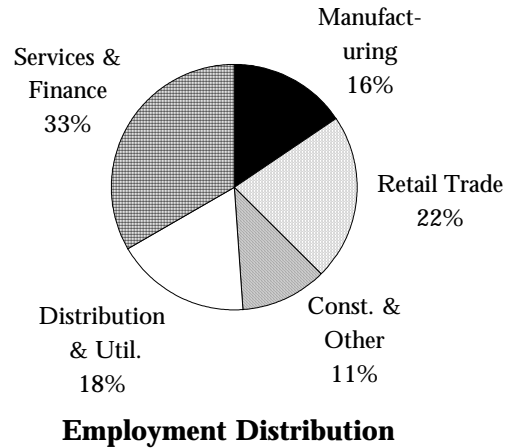
There were an estimated 84,200 jobs in the Manchester/Southwest region in 1998. This area had a balanced employment distribution. Each of four categories accounted for more than fifteen percent of the jobs: Services and Finance (33%),

Retail Trade (22%), Distribution and Utilities (18%), and Manufacturing (16%).

1998/99 Commercial Development:

The Manchester/Southwest region had nearly 650,000 square feet of new commercial construction during 1998. The largest percentage of activity was office (63%), followed by industrial (29%) and retail (8%).

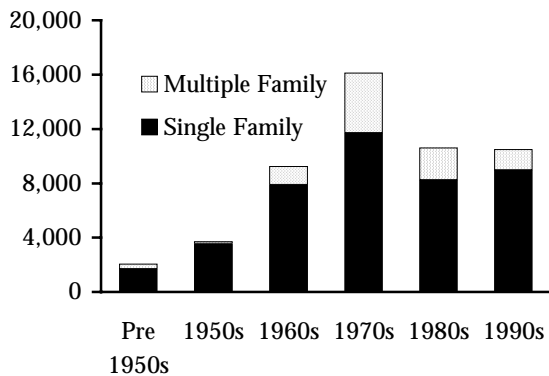
The largest office project was the new headquarters for Unity Health Systems (203,000 square feet) at 12401 Powerscourt Drive, near the intersection of Manchester Road and I-270. In Fenton, United/Mayflower developed a 158,000-square foot office building at 1 Mayflower Drive. Also in Fenton, Sturgis Equipment constructed a 26,970-square foot warehouse at 400 Axminster Drive, and Obtura Warehouse built a 25,000-square foot facility at 1663 Fenton Business Park Court. Retail additions during 1998 were minor, the largest of which were a Walgreens pharmacy at 1205 Sulphur Springs Road and Peerless Park Plaza at 1005 Majestic Drive.



In 1999, Southwest Bank finished its new four-story home office building at 13205 Manchester Road. Also during 1999, site preparation began for Gravois Bluffs, a 300-acre retail and mixed-use development on Highway 141 south of Highway 30 near the Jefferson County border.

Residential Development:

The Manchester/Southwest region is the only one in which there has been more single-family residential development in the 1990s than in the 1980s. The 9,004 units built in the 1990s represent 36 percent of the single-family units built in St. Louis County in this decade. Manchester/Southwest also leads in the number of multi-family units built in the 1990s with almost 1,500 units. The most active areas of residential development in this region have been in the cities of Eureka and Wildwood, each of which issued over 280 permits in 1999. Other areas with significant residential growth are Ballwin, Ellisville and unincorporated areas north of Valley Park, west of Fenton and south of Ballwin and Ellisville.



Housing Units by Decade Built

Single-family subdivisions with the most active construction in 1999 included Crown Pointe Estates in Wildwood and Avalon Hills, Meramec Meadows, and The Estates of Castle Pines in unincorporated County.

The Manchester/Southwest area has the smallest proportion of multi-family housing of the eight regions, only 19 percent, in spite of leading the eight regions in multi-family construction in this decade. The largest concentration of multi-family units in the region is between Manchester and Big Bend Roads east of Highway 141. The 174 permits issued for the Park Commons Apartments in Valley Park and the 238 permits for the Autumn Oaks Apartments on Big Bend Boulevard in the past two years contributed to further multi-family concentration in that vicinity. The nearby Crossings at Big Bend, an attached single-family development, was issued 88 permits in 1998 and 1999. South of Ellisville, 75 permits were issued in 1998 and 1999 in the Whispering Woods subdivision, which includes single-family attached as well as detached units.