

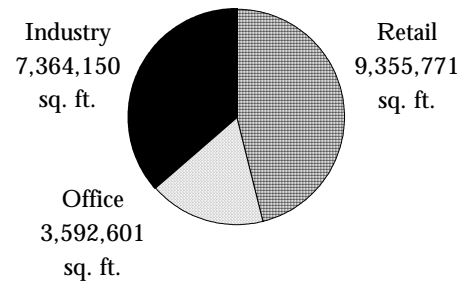
7. SOUTH COUNTY REGION PROFILE

Location:

The South County region extends southward from I-44/Watson Road to the County boundary at the confluence of the Meramec and Mississippi Rivers. This area is primarily unincorporated; it includes the communities of Affton, Lemay, Mehlville, Oakville, Sappington and the cities of Bella Villa, Crestwood, Grantwood Village, Green Park, Lakeshire, Mackenzie, St. George, Sunset Hills and Wilbur Park. The South County region is covered by the 63123, 63125, 63126, 63127, 63128 and 63129 zip codes.

Commercial Development:

The South County region contains over 20 million square feet of commercial development. Retail space accounts for 46 percent of commercial development, followed by industrial/warehouse use (36 percent) and office use (18 percent).

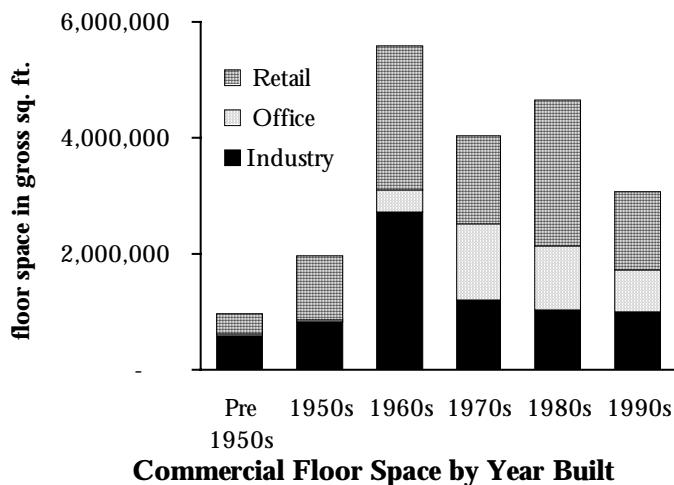


Existing Commercial Development, 1999

Lindbergh Boulevard is a major commercial corridor within the South County region. Other streets with heavy retail uses are Gravois, Lemay Ferry, Telegraph and Tesson Ferry Roads. South County Shopping Center, near I-55 and I-270, contains over 700,000 square feet of retail space.

St. Anthony's Medical Center, located on Tesson Ferry Road near I-270, is the main health care provider in South County. It contains 914 licensed beds.

The South County region contained an estimated 77,300 jobs in 1998. Seventy-seven percent of the jobs were in the Services & Finance and Retail Trade categories.



Commercial Floor Space by Year Built

1998/99 Commercial Development:

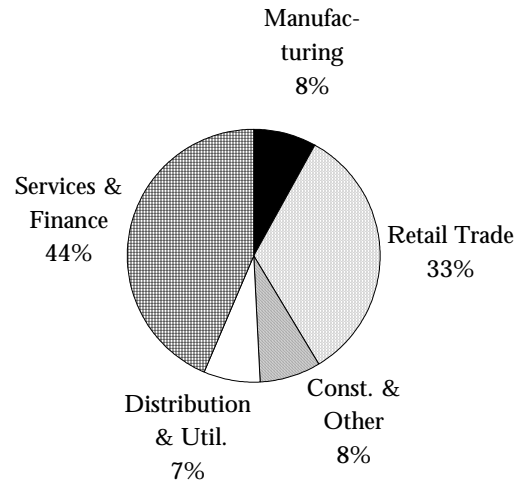
Approximately 107,000 square feet of commercial construction was added in the South County region during 1998. Office construction comprised the greatest portion of the new development (54,848 sq. ft.), followed by retail (33,296 sq. ft.) and industrial/warehouse (19,256 sq. ft.) space.

Development of the Old Tesson Medical Plaza at 12639 Old Tesson Ferry Road added over 32,000 square feet of office space to South County. Southside Bank opened a 22,600 square-foot office building at 4111 Telegraph Road. The largest

industrial facility built in 1998 was a warehouse for Enerco Electric Company (10,000 sq. ft.) at 10228

Rahning Road in Sunset Hills. Schaefer's Hobbies store at 11659 Gravois Road was the largest retail addition (10,885 sq. ft.). Other retail projects included The Graphics Company at 11653 Gravois Road, Ace Hardware at 11643 Gravois Road and a Longhorn Steakhouse restaurant at 3642 South Lindbergh Boulevard.

During 1999, Ronnie's Cinema, at So. Lindbergh Boulevard and Baptist Church Road, was expanded to twenty screens, and site preparation began on a \$5.5 million Home Depot hardware store at Butler Hill Road and I-55.

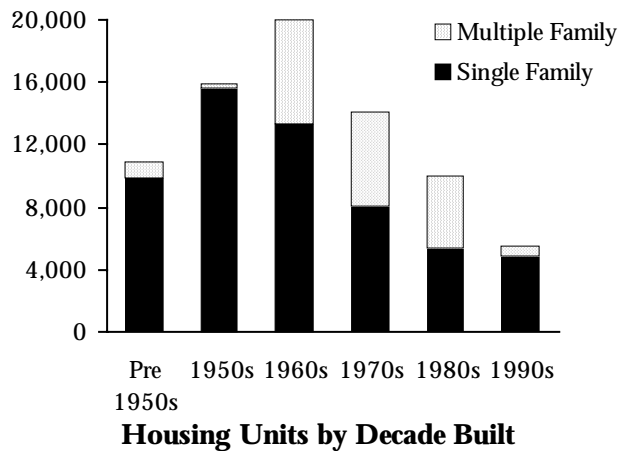


Employment Distribution

Residential Development:

A wide range of housing exists in the South County region. Densely developed residential neighborhoods in the northern part of the region include Lemay, which was developed with moderately priced homes before 1930. South and west of Lemay are large numbers of homes built in the 1950s and 1960s. Farther west, the Sunset Hills area has some of the highest value homes in the region, and far South County has had booming residential development in the 1980s and 1990s.

The South County region has a slightly smaller than average proportion of multi-family units, less than one quarter of its total housing units. Multi-family construction lagged about a decade behind the single-family construction, which peaked in the 1950s; multi-family construction occurred in the 1960s, 1970s and early 1980s with concentrations along Lindbergh Boulevard and Tesson Ferry Road.



South County has maintained its level of activity in residential development. Of the total permits issued in 1999, South County was third among the eight regions with 477 permits. Single-family units made up 88 percent of these permits issued for South County (419 permits). Much of the development (85 percent) was in the central unincorporated areas of South County, south of I-270/255. There were 72 permits issued for the incorporated areas of the South County region during 1999; all were single family development – 40 permits in Green Park, 21 in Sunset Hills, 10 in Crestwood and 1 in Grantwood Village.

Recent residential development has been largely single-family and smaller attached single-family or duplex developments. Developments with the largest number of single-family permits in 1999 were Cedarberry Parke with 26 units in the City of Green Park, Crystal Lake with 27 units and the Village at Tiffany Square with 25 units, both in unincorporated areas of South County.