

TRANSPORTATION RESOURCES

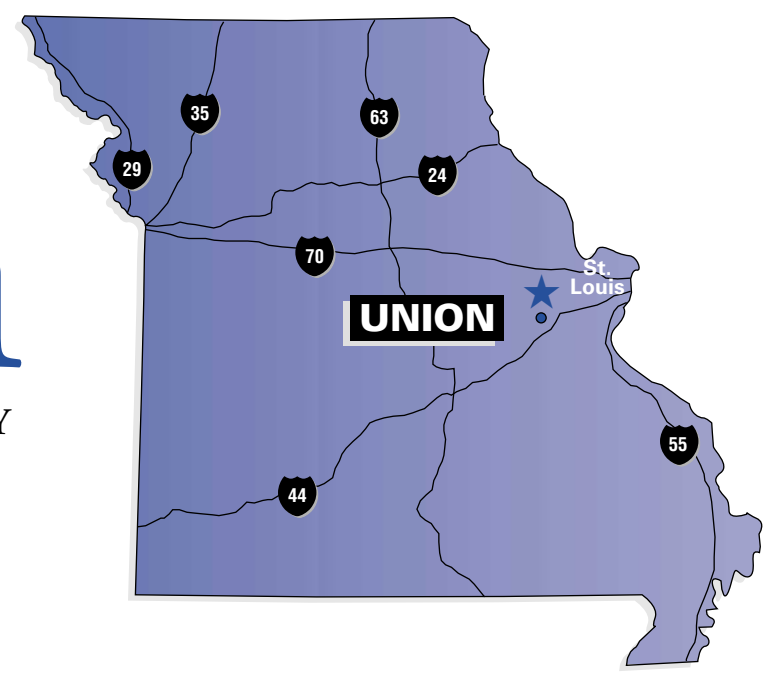
Motor Freight Distance to Interstate Exchange: 4 miles Name of Interstate Exchange: I-44 Number of Terminals County-Wide: 8 Number of Carriers: 8 (Includes Intra and Interstate Carriers) Other Highways Serving City: U.S. Hwy. 50 & U.S. Hwy. 47	Rail Freight Provider: Missouri Central Railroad Local Unloading Docks: Yes Nearest Piggyback Service: 60 Miles Passenger Rail Provider: Amtrak Nearest Station: 6 Miles North in Washington	Air Transportation <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: left;">Regional Airports</td> <td style="text-align: center;">Runway Distance</td> <td style="text-align: center;">From Union</td> </tr> <tr> <td>St. Clair Municipal Airport</td> <td style="text-align: center;">3,200'</td> <td style="text-align: center;">6 Miles</td> </tr> <tr> <td>Sullivan Municipal Airport</td> <td style="text-align: center;">7,500'</td> <td style="text-align: center;">30 Miles</td> </tr> <tr> <td>Washington Airport</td> <td style="text-align: center;">3,800'</td> <td style="text-align: center;">9 Miles</td> </tr> </table> Nearest International Airport: Lambert-St. Louis International Airport Distance to Nearest International Airport: 60 Miles	Regional Airports	Runway Distance	From Union	St. Clair Municipal Airport	3,200'	6 Miles	Sullivan Municipal Airport	7,500'	30 Miles	Washington Airport	3,800'	9 Miles
Regional Airports	Runway Distance	From Union												
St. Clair Municipal Airport	3,200'	6 Miles												
Sullivan Municipal Airport	7,500'	30 Miles												
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PRIME COMMERCIAL AND INDUSTRIAL PROPERTY

	Regional Center East	Union Corporate Center	North Loop Industrial Park
Total Acres / Available	90 / 79 Acres	242 / 168 Acres	181 / 17 Acres
Zoning	Commercial	Light Industrial	Light Industrial
Utilities	All On-site or Available	All On-site or Available	All On-site or Available
General Location	Eastern Edge of Union	Southeastern Center of Union	Northwestern Corner of Union
Highways	I-44 & U.S. Hwy. 50	I-44 & U.S. Hwy. 50	U.S. Hwy. 50 & U.S. Hwy. 47
Owner / Developer	City of Union	Union Development Corporation	Union Development Corporation
Contact	636-583-3600	636-583-3600	636-583-3600

Union

MISSOURI
COUNTY SEAT OF FRANKLIN COUNTY



UNION, MISSOURI

"Small Town Charm,
Big City Opportunities!"

- Since 2001, ranked among the "Top 10 Best Small Towns in the U.S." in a national survey.
- County Seat of Franklin County in eastern Missouri.
- Home to East Central College and nearly 650 businesses.
- Less than 30 minutes from West St. Louis County.
- Site selection assistance and business incentives available through the City of Union.
- New business and new resident services available through the Union Area Chamber of Commerce.



FACTS & FIGURES

POPULATION STATISTICS

Year	City	County	Age Groups	City	County
2010 Projection	10,471	129,125	19 and Under	2,371 (30.5%)	28,307 (30.2%)
2000	7,757	93,807	20-24	497 (6.4%)	7,678 (5.4%)
1990	6,675	81,021	25-34	1,187 (15.4%)	12,365 (13.2%)
1980	5,523	71,233	35-44	1,205 (15.5%)	15,763 (16.8%)
			45-59	1,193 (15.4%)	17,117 (18.2%)
			60+	1,294 (16.7%)	15,223 (16.2%)
Total Housing Units	3,133	38,295			
Occupied Housing Units	2,940 (93.8%)	34,945 (91.3%)			
Owner-Occupied Housing	2,086 (71%)	27,275 (78.1%)			
Median Home Value	\$86,800	\$96,400			
			Median Age	City	County
				33.6	35.8
			Male	3,761 (48.5%)	46,549 (49.6%)
			Female	3,996 (51.5%)	47,258 (50.4%)
			Educational Attainment	City	County
			Grade 9 - 12	694 (14.2%)	7,870 (13%)
			High School Graduate	1,640 (33.5%)	21,505 (35.6%)
			Some College	1,230 (25.1%)	14,060 (23.3%)
			Associate / Bachelor's Degree	526 (10.8%)	8,747 (14.5%)
			Graduate or Professional Degree	214 (4.4%)	2,641 (4.4%)

Sources: U.S. Census Bureau, Census 2000, City of Union

COMMUNITY CONTACTS

Community Development Department
City of Union
 500 E. Locust Street
 Union, MO 63084
 Phone: 636-583-3600
 Fax: 636-583-4091
 e-mail: development@ci.union.mo.us
 webpage: www.ci.union.mo.us

Executive Director
Union Area Chamber of Commerce
 103 S. Oak
 P.O. Box 168
 Union, MO 63084
 Phone: 636-583-8979
 Fax: 636-583-3237
 e-mail: director@unionmochamber.org

PHONE: 636/583-8979
 FAX: 636/583-3237
 P.O. BOX 168 • 103 SOUTH OAK STREET UNION, MISSOURI 63084

ECONOMIC STATISTICS

	City	County
Employment & Income		
Labor Force	3,909	70,986
Employment	3,758	46,027
Unemployment	151 (2.5%)	1,665 (2.3%)
Median Household Income	\$39,596	\$43,474
Per Capita Income	\$16,885	\$19,705

Sources: U.S. Census Bureau, Census 2000, Missouri Department of Economic Development, City of Union

MEDICAL FACILITIES

Name	Address	No. of Beds
St. John's Mercy Hospital	200 Madison Washington, MO	120
Missouri Baptist Hospital - Sullivan	751 Sappington Bridge Road Sullivan, MO	75
BJC Union Medical Clinic	1780 E. Old Highway 50 Union, MO	0
Mercy Medical Arts	1935 Prairie Dell Road Union, MO	0

Ambulance Service: Yes

24-hour Service: Yes

Note: The area hospital nearest to Union is 6 miles to the north in Washington, MO.

PUBLIC SAFETY SERVICES

	Full-time Officers	Part-time
City of Union Police Department 119 S. Church	16	0
	Full-time Crews	On-Call Crews
Union Ambulance District 211 S. Church	2	2

Note: Each crew has 2 staff members. District has 17 Paramedics, 3 RNs and 15 EMTs

	Full-time Firefighters	Part-time	Volunteer
Union Fire District 1401 W. Springfield 201 N. Church Street 1690 Denmark Road	0	0	70

EDUCATION

Public & Private Schools

Type	No.	Teachers	Enrollment
Elementary	3	101	1,338
Middle School / Junior High	1	54	690
High School	1	67	1,000
Private / Parochial (K-8)	1	15	293

Junior Colleges, Universities, and Trade / Technical

Name	Address
Central Methodist College	1964 Prairie Dell Road; Union, MO
East Central College	1964 Prairie Dell Road; Union, MO
Missouri Baptist College Extension	960 St. Clair Plaza Drive; St. Clair, MO
Vatterott College	2030 Phoenix Center Drive; Washington, MO

Source: Union R-XI School District, Missouri Department of Education and Secondary Education, City of Union

MAJOR EMPLOYERS

Name	Product/Service	Full-Time Employees
Esselte Pendaflex Corporation	Manufacturer and Distributor of Filing Supplies	388
Union R-XI School District	Accredited Public School District	380
Franklin County	County Government	299
Wal-Mart Supercenter	Discount Department Store	264
East Central College	Community College	260
Transaction Technology	Manufacturer of Circuit Boards	149
Rexam Containers	Manufacturer of Thermo-Formed Food Containers	140
Spartan Showcase	Manufacturer of Store Fixtures	136
Pharma Tech Industries, Inc.	Manufacturer and Packager of Pharmaceutical Products	100
The Children's Factory	Manufacturer of Children's Furniture	99

Source: City of Union's 2002 Business License List, City of Union's Community Development Department

TOTAL ASSESSED VALUATION

Real Estate & Personal Property

2001	\$100,008,804	1995	\$52,880,867
2000	\$89,338,639	1994	\$48,687,594
1999	\$82,931,042	1993	\$47,679,520
1998	\$76,233,052	1992	\$44,535,426
1997	\$73,527,920	1991	\$42,785,529
1996	\$62,534,451	1990	\$39,722,447

Source: Franklin County Assessor's Office and Union City Collector's Office

TAXATION

Real Estate & Personal Property Tax 2001

City of Union \$0.67 per \$100 of assessed valuation
Franklin County \$4.9704 per \$100 of assessed valuation

Note: Franklin County rate includes tax assessments for Ambulance, College, County, Fire, Library, Road, School, Sheltered Workshop, and State.

Comparison of Average Tax Assessment Rate

Franklin County \$4.9704 per \$100 of assessed valuation
St. Charles County \$5.4659 per \$100 of assessed valuation
St. Louis County \$8.00 per \$100 of assessed valuation

Total 2002 Sales Tax Rate in Union 7.225%

Sales Tax Distribution: 4% – State
1.75% – City of Union
1.25% – Franklin County
1/8% – Missouri Conservation
1/10% – Missouri Parks & Soils

Comparison of Base Sales Tax Rate

Franklin County 5.475% St. Louis County 7.325%
St. Charles County 6.075%

LABOR

Occupational Average Hourly Wages

Position	Franklin/Jefferson County	St. Charles County	St. Louis County	Missouri
Assembler, Fabricator	\$9.17	\$11.08	\$16.19	\$12.29
Cashier	\$6.86	\$7.11	\$7.18	\$6.92
Computer Operator	\$13.59	\$14.26	\$12.58	\$12.09
Fast Food Preparation & Service	\$5.85	\$6.01	\$6.21	\$6.09
Food Service & Lodging Manager	\$13.72	\$12.71	\$15.30	\$13.63
Helper, Laborer, Mover	\$9.18	\$17.42	\$14.65	\$11.50
Industrial Machinery Mechanic	\$13.55	\$20.22	\$17.72	\$15.15
Machinist	\$14.97	\$18.01	\$15.92	\$14.66
Production, Expediting Clerk	\$14.71	\$14.58	\$16.51	\$14.73
Receptionists, Information Clerk	\$7.77	\$7.63	\$8.89	\$8.42
Retail Salesperson	\$9.21	\$8.39	\$9.29	\$9.03
Secretaries, Executive Legal & Medical	\$10.19	\$10.81	\$11.60	\$10.60
Sheet Metal Worker	\$17.95	\$19.79	\$21.30	\$18.52
Shipping, Receiving, Traffic Clerk	\$10.45	\$11.33	\$10.75	\$11.67
Stock Clerks, Stockroom or Warehouse	\$10.25	\$11.04	\$10.45	\$10.27
Tool & Die Maker	\$18.32	\$20.41	\$21.39	\$18.15

Source: Missouri Department of Economic Development - Labor Market Information (1998-1999 Missouri Occupational Wages)

UTILITIES

Electric

Local Provider: AmerenUE
Source: Coal, Hydro-Electric, Nuclear and Gas
Options: 3-Phase Service
Primary Line Service
Bundled Service
Multiple Interconnections

Note: AmerenUE is an investor-owned and regulated public utility.

Natural Gas

Local Provider: Missouri Natural Gas
Pipeline Source: Missouri Natural Gas
Gas Transportation Available: Yes

Telephone

Local Provider: Southwestern Bell
Location of POP: Union
Options: Fiber Optics
DSL
ISDN
T1

Cable

Local Provider: Charter Communications
Options: Digital Service
High Speed Cable

Water

Local Provider: City of Union
Source: Ground Wells
Elevated Storage Capacity: 1,500,000 Gallons
Capacity of Water Plants: 3,888,000 Gallons Per Day
Average Consumption: 737,629 Gallons Per Day
Peak Consumption: 1,000,400 Gallons Per Day

Sanitary Sewer

Local Treatment Provider: City of Union
Average Load: 612,526 Gallons Per Day
Design Capacity: 1,290,000 Gallons Per Day
Type of Plant: 2-Cell Aerated Lagoon

BUSINESS SERVICES

Financial Institutions:	5
Area Financial Institutions:	17
Attorney's Offices:	22
Accountant Firms:	6
Real Estate Companies:	10

Machine Shops:	4
Tool & Die Service:	5

Hotels:	2 (Proposed)
Area Hotels/Motels:	21
Rooms Available:	933

Conference Facilities: East Central College
Union City Hall

RECREATION

Major Attractions in Union or Within 30-Mile Radius

- Union Splash 'N Swimplex
- 115 Acres of City Parkland
- Birch Creek Public Golf Course
- Country Club Golf Courses of St. Albans
- Six Flags St. Louis Amusement Park
- Meramec & Robertsville State Parks
- Missouri Wine Country
- Missouri Katy Trail
- Purina Farms
- Shaw Nature Reserve
- Meramec Caverns
- Scenic Missouri & Bourbeuse Rivers

Number of Public Facilities in Franklin County

Golf Courses:	5
Parks:	31
Tennis Courts:	20
Outdoor Swimming Pools	7