

Dear Taco John's,

Have you thought about the benefits of expanding near the St Louis Lambert International airport?

St Ann would be a great location in-between both St Charles County and St Louis City and just across the street from Lambert International Airport.

With our renovation of our mall 96% completed businesses are finding it has been well worth their time and money to invest here. **Financial Details listed below.**

Starbucks opened with its strongest open on June 15, 2016 today it is still their busiest store in St Louis and Raising Canes now open 4 years still toting its highest volume restaurant in the region, at **The Crossings of Northwest**, First Watch arrived just over a year ago in May, they too are exceeding their projected sales volumes for our location at the Crossings - which has been renovated to entertain 80% business and 20% retail/food. Aeneas Williams (Previous Rams Player) placed his church into our old Toys R Us building and Charter Spectrum, the St Louis County Election Board plus other call centers are located right here. A Hilton Brand hotel is in negotiations currently. This model promotes success as the business employees tend to supply the retail/food businesses, we have found that our anchor store, Menards-attracts from a 20-mile radius. The traffic counts on our main strip, St Charles Rock Road (Mo180) are up, up, up! We have two great school districts Ritenour and Pattonville (top 20 in the State). In 2020 North St Louis County will open the PowerPlex an amateur multisport center that will bring in a projected 2.4 million visitors a year to play in Youth Sports Tournaments. St Ann's unique location across from the Airport will come in quite handy as many of these visitors will fill up hotels near the Airport 1st. Our Bandera's does very well there already, especially during the week with the business travelers. Imagine the possibilities with the added youth sports travelers.

St Ann is a Gem in a Central Location of the region. Located just off Highway 70 at Cypress Rd and just 5 min from the Airport we are literally just 20 minutes from anywhere in the St Louis/St Charles Region. St Ann was built in the early 40's right after WWII by the Vatterott's and the Schraeder' s. In 2018 we celebrated our 70th Anniversary. Our city hosts many events, including in September the St Ann Days and Parade. We find the Parade is a great way to promote FREE Advertising for our Businesses to the residents

- Six Beautiful parks well maintained,
- A strong police force in place to ensure safety and security with a 2-minute average response time. Here in St Ann you will often see people walking for exercise or walking their dogs.
- In 2018 St Ann ranked 7th **Safest City in the state of Missouri.**
- Our own St Animal Pets Adoption Program, with a large group of volunteers which prides itself in maintaining our no kill shelter.
- Recently elected as Missouri's 4th POW-MIA city.

- Both of our School Districts have strong teachers doing great work and are seeing an influx of kindergartners at the start each year, requiring them to get creative in adding classrooms. Pattonville ranked 20th in the State and Ritenour touting an 88.25% accreditation rating.
- Our Board of Alderman are innovative and regional thinkers ready to take on your project with an open mind and assist you through the process quickly.
- With the rebuild of our mall, jobs, places to eat, places to shop are on the rise again within the city and home values have gone up over the last 3 assessments.
- Our residents have proven over and over that they support their community recently passing a Parks Prop and a Police Prop to maintain their wonderful services. St Ann takes pride in their community.

Taco John's would be a great fit in this area both from a quality of service and product, to its price points. With our Starbucks and Raising Cane's and First Watch doing so well, you can bet in this area your business would outperform its nearest location in Columbia, MO. Your restaurant would truly draw from every corner of our region as many drive 1 ½ hours to get to your chain currently, imagine the repeat business..... I sincerely hope you consider our beautiful city for one of your future openings.

St Ann is best described as being like living in a small town, where your neighbors will say Hi and give you a hand if you ask them but located in a larger Suburban Area.

Please see the link below for our Business Packet.

<http://stanmo.org/174/Opening-a-Business>

Please take a moment to contact Matt Conley our City Administrator 314-427-8009 Ext 1226.

<http://stanmo.org/directory.aspx?EID=1>

Our developer at The Crossings at Northwest is Bob Glarner he can be reached at 314-865-5700 or bob@glarnerstl.com

You can also contact Dave at daves@cfvatterott.com for one of the many Vatterott properties within the city.

Also, Jeff Eisenberg has a great open spot next to a McDonalds and on a Highway access road. In Cypress Village Shopping Center Email: jeff@jeisenberg.com

Office: (314) 721-5611 x101

Cell: (314) 640-8510

Our City Administrator can assist you with information for any of our other local developers.

Our developer provides the information below.

The Crossings at Northwest

Menard's and the Crossings at Northwest, a large mixed-use office and retail development. Saint Ann is in the St. Louis MSA and has robust demographics with 181,746 residents within 5 miles of the location.

ABOUT SAINT CHARLES ROCK RD, SAINT ANN, MO 63074

The property is conveniently located at the signalized intersection of Adie Road and Saint Charles Rock Road, with excellent visibility and access to 44,540 vehicles per day directly in front of the property. On- and off-ramps for U.S. Highway 67 (43,800 AADT) are immediately accessible, and Interstate 70 (185,895 AADT) is nearby. Located in a dense retail and commercial corridor, the property is close to several large shopping center and national tenants, including Home Depot, Walmart Supercenter, Lowe's, Dollar Tree, Big Lots, and more. The Crossings at Northwest, a mixed-use commercial center with a 12-story office tower, big box stores, offices, restaurants, and other retailers. The Crossings at Northwest's anchor tenants, Menards, which attracts customers from a 20-mile radius. Among the center's 70 tenants, other notable retailers include Value City Furniture; the busiest Raising Cane's restaurant in the St. Louis region, which is located directly next to the property; and the St. Louis region's top-performing Starbucks. Centrally located in a busy commercial region, the property is close to many large employers and important community amenities and is supported by a strong customer base. The Crossings at Northwest is home to several large offices, including a Charter Communications call center, a number of offices for St. Louis County, and Save-A-Lot's corporate headquarters. The Crossings—which St. Louis County officials tout as having a \$328 million economic impact on the region—is more than 90% occupied and has over 3,500 employees. In addition, several other major employers are located within a few miles of the property, including Boeing (14,566 employees), Enterprise Holdings (5,600 employees), and Express Scripts (4,100 employees). In total, 168,649 daytime employees work within five miles of the property. Also nearby are important community amenities—like SSM Health DePaul Hospital (476 beds and 3,000 employees) and St. Louis Lambert International Airport—and notable developments, such as the \$68 million multi-purpose ice sports facility that will serve as a practice facility for the National Hockey League's St. Louis Blues. The PowerPlex (600) employees, a Multi-Youth Sport Tournament Complex and Family Vacation Destination annual estimated economic impact of \$109,000,000, estimated 2.4 million visitors per year.

Household income \$56,056, average age 39.7 years.

1 mile, 3-mile, 5-mile numbers.

Total Population			
8,737	61,453	177,678	
2010 Population			
8,762	63,527	179,062	

2024 Population

8,705 60,858 176,839

Employees

6,172 50,848 168,426

Total Businesses

391 3,286 9,501

Average Household Income

\$56,086 \$58,691 \$66,845

Median Household Income

\$42,399 \$47,506 \$51,777

Total Consumer Spending

\$75.73M \$537.61M \$1.6B

Median Age

39.3 39.0 38.4

Households

3,881 25,940 75,165

Percent College Degree or Above

12% 13% 17%

Average Housing Unit Value

\$115,173 \$134,648 \$159,456

WALK SCORE 55

TRANSIT SCORE 32

BIKEABLE SCORE 51

Lambert-St. Louis International Airport connects to St Ann Boundaries.

Thank You for your consideration,

Sincerely,

Alderman Amy Poelker

casjpoelker@msn.com

314-517-2378

3459 Mary Ann Ct.

St. Ann, Mo. 63074

www.amypoelker.com