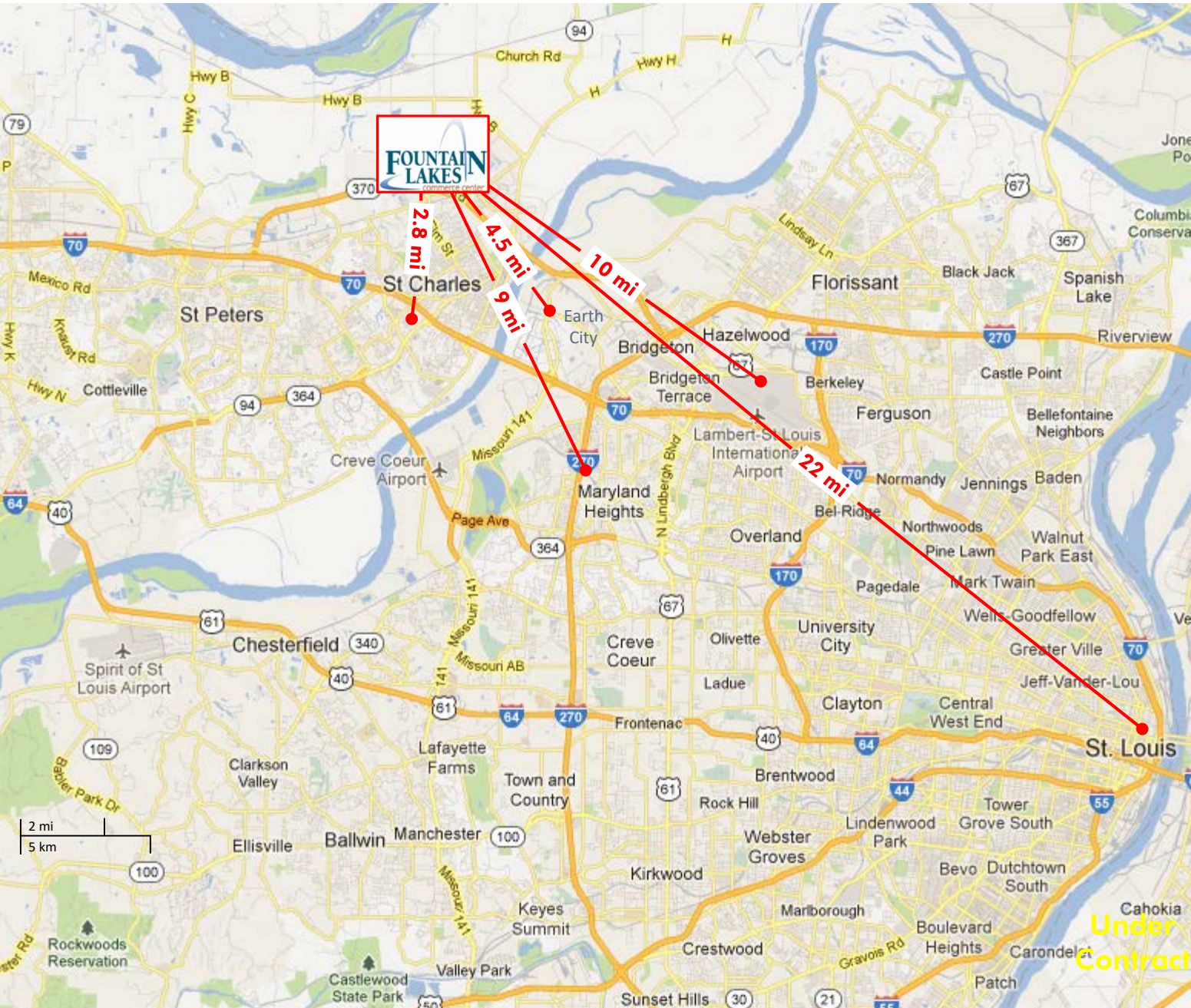


Locator Map



2.51 – 16.67 Acres Sites - 39.87 Acres Total



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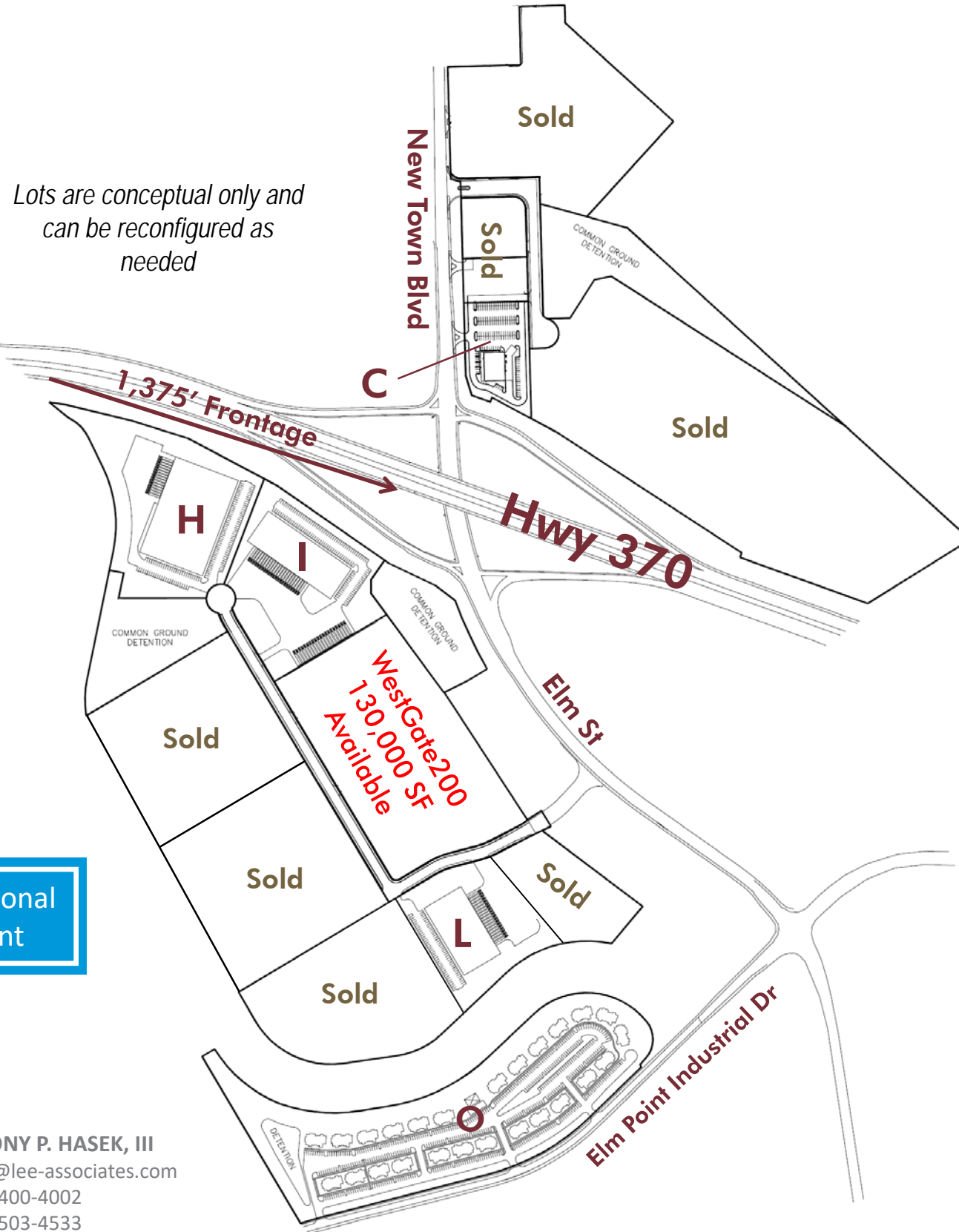
Conceptual Lot Plan/Pricing

| Lot | Acres | Use | Possible Bldg Size | Pricing |
|-----|--------|--|--------------------|---------|
| C | 2.51 | Retail/Hotel/Office | 10,100 SF | \$15.00 |
| H | 8.50* | Industrial | 115,000 SF | \$3.50 |
| I | 7.44* | Industrial | 62,250 SF | \$3.50 |
| L | 4.75 | Industrial | 56,000 SF | \$3.75 |
| O | 16.67* | Multi-Family/Office/ Senior Housing | 25 Buildings | \$4.00 |

* Lot is Divisible

10 YEAR

50% Real Estate and Personal Property Tax Abatement



Lots are conceptual only and can be reconfigured as needed

Key Features

- Sites for Sale or Build-to-Suit from 2.51 to 16.67 Acres
- 39.87 Acres Remaining in an Established Master Planned Business Park
- Industrial, Office and Retail Zoning
- **10 Year Real Estate and Personal Property Tax Abatement Approved by the City of St. Charles**
- All Sites Have Been Elevated Above FEMA's 500-Year Flood Elevation Level
- Rough Grading and Utilities to Site
- Park Amenities Including Restaurants, Hotels, Daycares, Banks and Shopping
- AT&T Fiber Lines are Installed Throughout the Business Park. Fountain Lakes is an AT&T Fiber Park.
- Redundant Power Available
- Direct and Easy Access to I-370

Demographics

| | 1 Mile |
|-----------------------|-----------|
| Population | 6,403 |
| Daytime Population | 1,837 |
| Avg. Household Income | \$109,355 |
| | 3 Mile |
| Population | 54,741 |
| Daytime Population | 20,985 |
| Avg. Household Income | \$68,496 |
| | 5 Mile |
| Population | 111,632 |
| Daytime Population | 61,921 |
| Avg. Household Income | \$72,728 |

Daily Vehicle Count

| | |
|----------------------------------|---------------|
| I-370 & Elm St / New Town Blvd | 52,684 |
| Elm St & Elm Point Industrial Dr | 31,749 |

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