

much more  
than you imagine



Discover the City of Hazelwood, Missouri





*Aesculap; D.D. Davidson Surface/Air*

## imagine...

Imagine a dynamic, growth-oriented city, the economic engine of St. Louis County. Now imagine a centrally located city, linked to major transportation routes throughout North America and the world, a city with a diverse manufacturing center that is able to easily absorb changing market conditions; a city with a business-friendly outlook that keeps your cost of doing business low and your standard of living high. Now, imagine no more because you'll find all of this and more in Hazelwood, Missouri. Home to more than 1,000 businesses, Hazelwood is vibrant, growing and open for business.

### A City with a Head for Business

*Expansion Management Magazine's* study of logistic-friendly cities which rates and ranks in categories such as work/labor force, taxes, road infrastructure and interstate access, gave Hazelwood and the St. Louis metro area a 99% ranking (out of 100%) in both 2006 and 2007, one of only three cities to earn that score for both years.

"The City of Hazelwood has been a valuable partner in the business and development of St. Louis Mills. The staff and elected officials support our efforts and work hard to keep us as one of the premier destinations in the St. Louis metro area. While other municipalities struggle with the permit and approval process, we happily tell our contractors and tenants that the process is smooth and fair."

**David Reed, St. Louis Mills**

## In the Heart of it All

Located adjacent to Lambert St. Louis International Airport, which provides non-stop passenger and cargo service to more than 110 destinations worldwide, Hazelwood also offers convenient overland access throughout North America via its close proximity to US Interstates 70, 44 and 55, as well as US Highway 40 and Interstates 170, 270, and 370, attracting a daily motor population in excess of a quarter of a million vehicles. In addition, US 67, Lindbergh Boulevard, a major regional commerce route, runs through Hazelwood.

**Air:** Adjacent to Hazelwood, St. Louis Lambert International Airport is a hub for both American and Southwest Airlines. With a central location, most US locations are within a three hour flight or less.

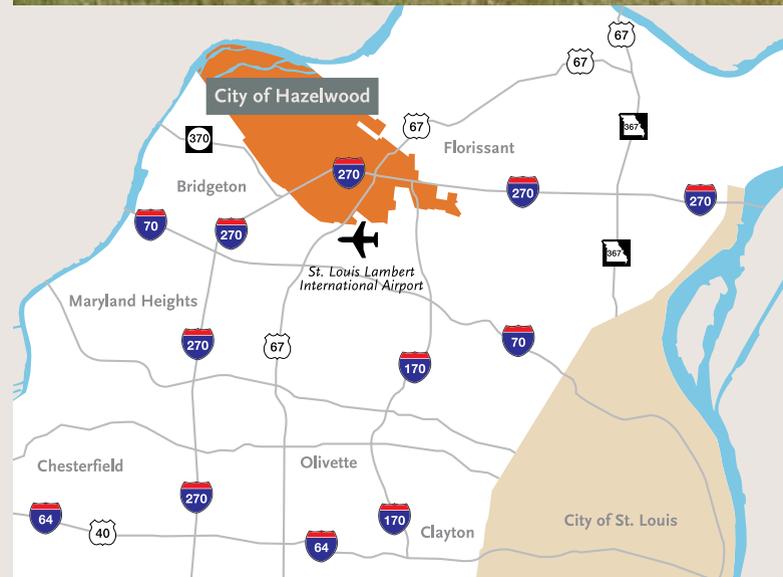
**Ground:** US I-70, I-170, I-270, Hwy 370, US Hwy 67

**Rail:** Norfolk Southern provides freight service directly into Hazelwood. More than 10 railroads serve the St. Louis metro area. Amtrak passenger service is available from St. Louis and Kirkwood stations.

**Trucking:** As part of the St. Louis region, Hazelwood is serviced by all major carriers.

**Commuter:** St. Louis Metro system buses service several routes in Hazelwood, as well as Metro link at the airport.

**Water:** The Port of St. Louis provides access to extensive barge service along the Mississippi River. St. Louis is the northernmost ice-free port on the river.





*Covidien; Park 370; Hazelwood Commerce Center*

## Investments

Vibrancy, growth and investor support in Hazelwood is evident by nearly a billion dollars in capital projects. For example:

\$250,000,000	.....	St. Louis Mills
\$210,000,000	.....	Hazelwood Commerce Center
\$185,000,000	.....	Aviator Business Park (Former Ford Plant)
\$145,000,000	.....	Park 370
\$25,000,000	.....	Cabela's
\$20,000,000	.....	Panattoni in Park 370
\$14,100,000	.....	Bommarito Honda/VW
\$849,100,000	.....	Total

We are growing and for good reason: the City of Hazelwood welcomes growth, offering a low cost of doing business in a vibrant region...come and grow with us!



Hazelwood Aquatic Center (opening Summer '08);  
Aviator Business Park

## Business with an International Flavor

Hazelwood is truly a world-class business center, proudly hosting US corporations such as Boeing and IBM, as well as foreign corporations including Aesculap (Germany), GKN Aerospace (UK), bioMerieux (France), and Matrix Packaging (Canada).

## Hazelwood: Open for Business

When we say that we're business-friendly, we mean it. We encourage development in a variety of ways:

- Chapter 100 bonds, which provide low-cost, tax exempt financing
- Chapter 353 program which can abate real estate taxes for up to 25 years
- Small Business Association (SBA) programs
- Bonding
- St. Louis Business Development Fund
- Enhanced Enterprise Zone around St. Louis Lambert International Airport which includes southern industrial areas of Hazelwood



With a mix of industrial, service and retail sectors, Hazelwood has the experience to help grow all types of businesses. We're ready, willing and most importantly, able to support businesses both large and small.



With housing options to suit any lifestyle and budget, a highly accredited school system, entertainment options that include a NASCAR® speed park, an 18-screen theatre plex, the 175 store St. Louis Mills, an indoor ice arena, and close proximity to St. Louis's Major League Baseball, NFL and NHL teams, Hazelwood combines all the amenities of big city living with the family-friendly charm of suburban life.



*Riverwood Trails Subdivision; St. Louis Mills*

## Work, Play, Live and Learn in Hazelwood

More than just a place to do business, Hazelwood is a place to live, and live well. Your workforce and their families will enjoy the high standard of living that Hazelwood offers.

**Housing:** With a multitude of housing options and vibrant neighborhoods, including the new Charbonier on the Park and Heritage Heights subdivisions, Hazelwood has ranked in the St. Louis metro region's top 10 cities for assessed valuation every year since 1986, giving Hazelwood homeowners more for their money. Hazelwood residents pay one of the lowest property taxes in St. Louis County.

**Education:** Hazelwood's fully accredited schools offer award-winning pre-engineering and biomedical programs, a computer to student ratio of 3:1, comprehensive co-curricular and after school programs for all ages, state of the art libraries and a new state of the art facility for gifted education.

**Retail:** Anchored by the 175 store St. Louis Mills and the 130,000 square foot Cabela's outdoor outfitter, Hazelwood also offers six additional shopping plazas.

**Parks and Recreation:** With 17 parks on 179 acres of green space, Hazelwood offers biking, hiking, nature and fitness trails, tennis and basketball courts, and covered pavilions and barbeque grills, perfect for company picnics and outings.

## Hazelwood at a Glance: Fast Facts

Nearly one billion dollars (\$849,100,000)	Dollars currently invested in new projects in Hazelwood
685,900	People within an hour drive of Hazelwood
\$127,139	Average Home Price
\$55,271	Average family income (From 2000 Census Report)
26,206	Total Hazelwood population
14,993	People age 16+ in Hazelwood labor force
1,000	Business licenses currently issued in Hazelwood
653	Acreage of new Hazelwood development
175	Stores in Hazelwood's St. Louis Mills
22.4 Minutes	Median commuting time to Downtown St. Louis
2- 10 Minutes	Travel time to St. Louis Lambert Intl. Airport



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Visit [www.hazelwoodmo.org](http://www.hazelwoodmo.org)  
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