



DEVELOPMENT SITE

Flat River Commons Farmington, MO

Conner Proffer
Vice President
+1 312 777 2644
conner.proffer@colliers.com

Greg Russell
Vice President
+1 314 584 6204
greg.russell@colliers.com

Tyler R. Hague, LEED AP
Executive Vice President
+1 847 975 8358
tyler.hague@colliers.com





Opportunity

Colliers is pleased to present a unique opportunity to develop an 18.65-AC site in the growing market of St. Francois County, MO. The site is conveniently located at the entrance to St. Joe State Park, an 8,243-AC public recreation area. With camping facilities, equestrian trails, 2,000 AC of ATV/UTV riding area, hiking/biking trails, and four lakes for public fishing and swimming, the park draws over 620,000 visitors and 10,000 campers per year.



Location Overview

Farmington has always enjoyed a stable economic environment. The city's location is ideal with downtown St. Louis reachable in just over a one-hour drive. Accessible transportation also plays a role in Farmington's economic success with nearby major highways, along with the Farmington Regional Airport and the use of the Union Pacific Railroad.

Farmington is the largest city and county seat of St. Francois County. The region is home to many world-class manufacturing and business support companies that serve global markets. Industrial partners include mining operations, precision tool and die, roto-molded plastics, injection molded plastics, precision plating processes, direct and third-party logistics operations, leather and wood products, and many more. Industries are supported by dedicated and skilled employees, locally available specialized training programs, and a supportive community.

Local business, comprised of everything from independently – owned shops and major retailers and service providers – including Walmart, Lowe's, JCPenney, Pepsi, and Centene Corporation – to progressive manufacturers – such as US Tool Group and SRG Global – continues to diversify, making Farmington an appealing site for relocation or expansion.

Demographics



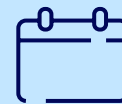
67,683
Population



25,248
Households



\$74,359
Avg HH Income



39.8
Median Age



2,160
Businesses



23,728
Employees

2023 St. Francois County Demographics

Thriving Tourism

Farmington, Missouri is surrounded by nine of Missouri's most scenic state parks, challenging golf courses, an extreme off-road recreation area, hiking trails, and fifteen award-winning vineyards and wineries.

Farmington is conveniently located close to Missouri's most picturesque state parks where you can take a casual stroll, a challenging hike, a grueling mountain bike excursion, or a day of riding in the region's most popular ATV park.

There are 24 streams and rivers in and around Farmington and two stocked fishing lakes within city limits offering endless fishing and river activities.

Crown Pointe Golf Club, rated 4 stars by Golf Digest Magazine, boasts one of the most beautiful golf courses in Missouri. In a joint effort between Gateway Disc Sports and the City of Farmington, an 18-hole par 62 disc golf course was developed in Engler Park.

Whether you're in the mood for a ride down one of the thrilling slides, floating on the lazy river, or splashing around in the interactive playground, Farmington Water Park is a place to spend your summer days.

St. Joe State Park is one of only two off-road vehicle parks in the state park system drawing ATV riders every year. The many trails set aside for off-road vehicle use make the park a premier off-road vehicle area.

Farmington offers a wide variety of trails and terrain. for biking and hiking. The local terrain varies with natural surface, rocky portions, level areas, steep inclines, and paved biking trails which makes the area very popular for bikers of all kinds.

Tourists increased by 28% from 2021 to 2022 and continues to grow



620,000+
Visitors



10,000+
Campers



St. Joe State Park



Crowne Pointe Golf Club



Farmington Water Park



	Address	Parcel #	Size	Zoning
A	Red Rooster Rd	09-50-15-03-002-0001.00	7.22 AC	Residential
B	Fairgrounds Drive	09-50-22-00-000-0004.10	8.52 AC	C-C1
C	1381 Woodlawn Dr	09-50-15-00-000-0041.05	2.91 AC	C-C1

Potential Uses



Convenience Store



Short-Term Rental Facility



Car Dealership



Mixed Use



Hospitality



Multifamily



Camp Site

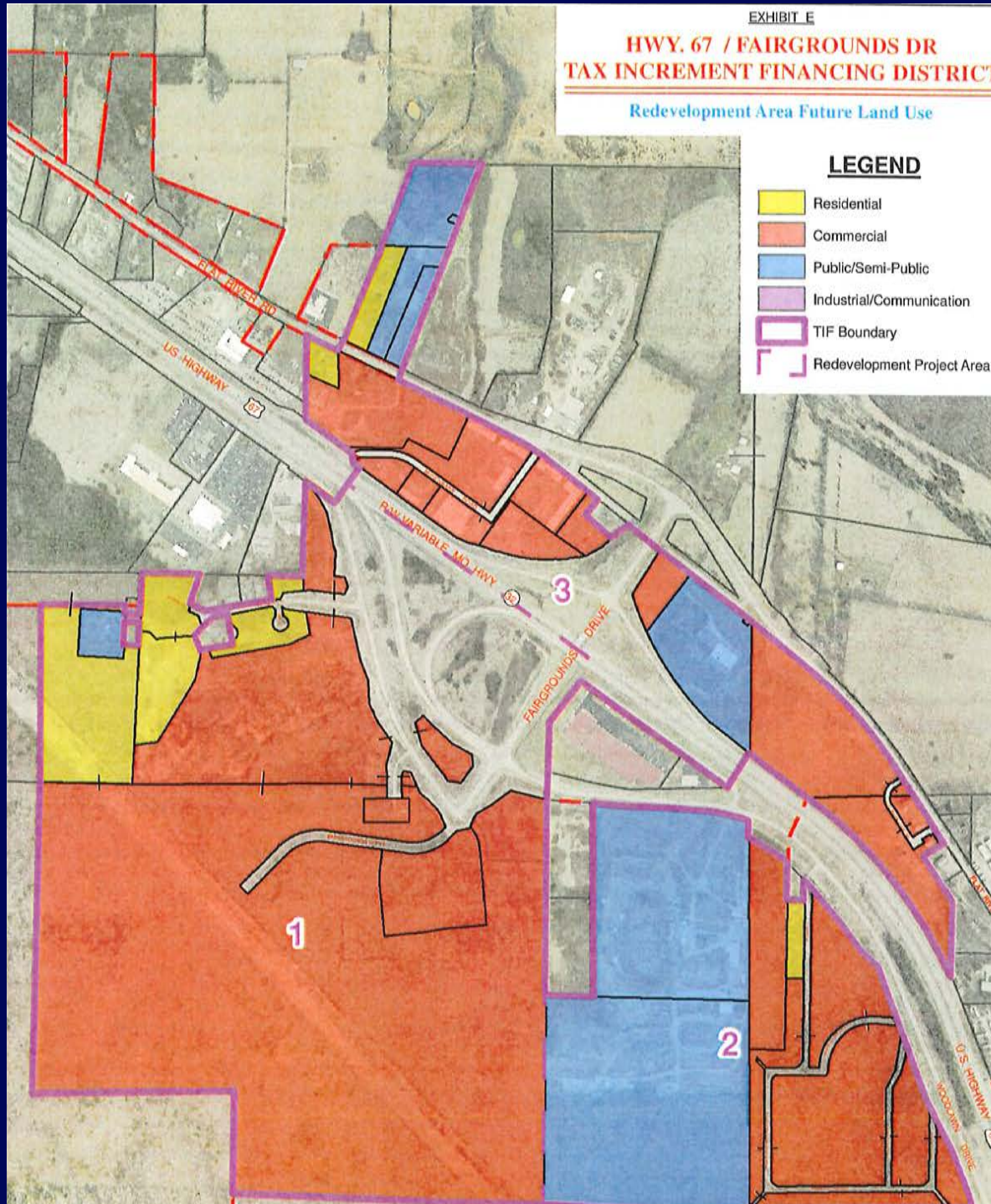


Retail

EXHIBIT E

**HWY. 67 / FAIRGROUNDS DR
TAX INCREMENT FINANCING DISTRICT**

Redevelopment Area Future Land Use



Tax Increment Financing

The Property is located within a Tax Increment Financing (TIF) District which will promote further development and investment in the area.

Timeline

- **SEPTEMBER 2019**
Council approves Redevelopment Projects
- **SEPTEMBER 2029**
Final Date to Approve Redevelopment Projects
- **SEPTEMBER 2052**
Final Date for Expiration of TIF

Payments-In-Lieu-Of-Taxes



\$1.57MM+

**Captured by TIF
from 2020-2042**

Colliers

101 South Hanley Road
Suite 1400
St. Louis, MO 63105
Main: +1 314 863 4447
colliers.com

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