



# City of Arnold, Missouri

## Business Brochure

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Arnold, MO 63010

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The City of Arnold is a suburban community located in northeast Jefferson County. It is approximately fifteen miles southwest of downtown St. Louis, Missouri. Jefferson County is one of four Missouri counties which comprise the St. Louis Metropolitan Region.



# ARNOLD *Missouri*

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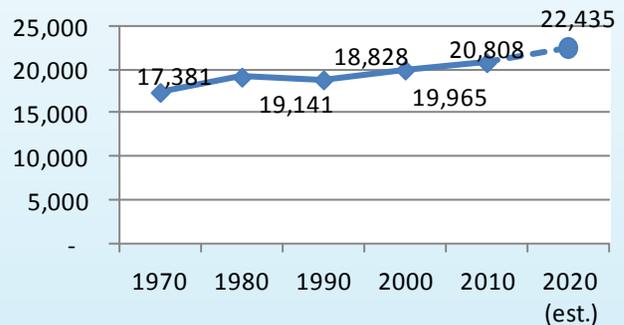
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# Population

## Population

- Incorporated in 1972, the City of Arnold comprises an area of approximately 11.2 square miles with a population of 20,808.
- The population of Arnold is expected to increase 3.5% over the next 10 years to 22,435. The county's population is expected to increase an average of 9% over the next 10 years.
- Arnold's population is relatively homogenous with 98% Caucasian; 1% African American, American Indian, Asian, Pacific Islander, or other; and 1% of two or more races.
- Arnold's youth (19 and under) and Elderly (65 and older) make up 38% of the population.
- The median age of Arnold residents is 40.

## Arnold Population Trends



Sources: U.S. Census Bureau; Patti Banks Associates





# ARNOLD *Missouri*

## Education & Income



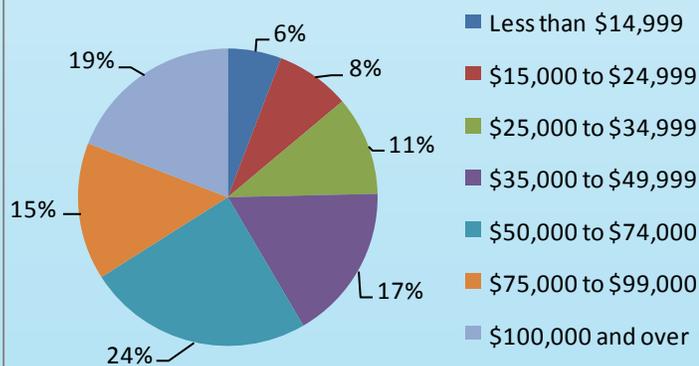
### Education

- 86% of those 25 or older have attained a high school degree or equivalent.
- 18% of those 25 or older have a college degree or better.
- Both Fox High School and Seckman High School are rated A+.
- Fox C-6 School District has obtained a perfect score on Missouri's Annual Performance Report for the past 5 years.

### Income

- Household Income
  - Median: \$60,915
  - Average: \$65,046
  - Approximately 25% of the City's households earn between \$50,000 and \$75,000. This is higher than the County (24%) and the nation (18.3%)
- Family Income
  - Median: \$71,702
  - Average: \$75,183

**Household Income, 2010  
(est.)**

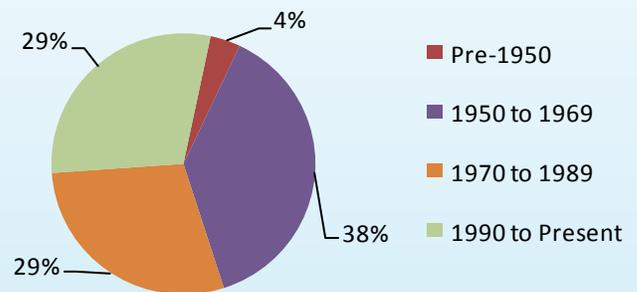


# Housing Stock

## Housing

- 71% of Arnold's housing stock is 1-unit, detached
- 53% of homes are valued between \$100,000 and \$199,999.
- Median value for single family housing is \$156,900
- The average household size is 2.46

## **Years Homes Built**

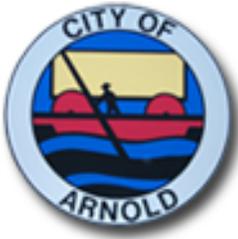


## **Single Family Residential Building Permits**

<i>Year</i>	<i>Total Buildings</i>	<i>Estimated Value</i>
2010	51	\$152,260
2009	54	\$132,300
2008	36	\$140,032
2007	96	\$119,201
2006	69	\$111,336

## Rentals

- 90% of renters pay over \$500 per month
- Median gross rent is \$726 per month
- Average household size of renter occupied unit is 2.17



# ARNOLD *Missouri*

## Local Amenities

### Parks & Recreation

- **Arnold City Park** is 68-acres with an 8-acre fishing lake, pavilions, softball fields, a walking trail, tennis court and 9-hole disc golf course.
- **Ferd B. Lang Park** is 25-acres with 5 pavilions, nature trails, 2 multi-purpose fields & a playground.
- **Flamm City Park** is 36-acres with trails and a boat ramp to allow for fishing.
- **Teszars Woods** is a 91-acre park owned by the Missouri Conservation Department with pavilions and trails throughout.
- **Strawberry Creek Nature Area** is 118-acres of trails and nature areas.
- The **Arnold Recreation Center** is a 23-acre site that features a 2 court gym, indoor and outdoor leisure pools, fitness center, track, meeting rooms, and games.
- **Pomme Creek Golf Course** offers 18 holes of varying difficulty and is open year-round.
- Arnold City Park and Ferd B. Lang Park also have fenced in **Paw Park** dog parks where dogs play.

### Activities in St. Louis

The City of St. Louis and all of its attractions is only 20 miles north of Arnold.

- **The Gateway Arch & Jefferson National Memorial Expansion.**
- **Forest Park** is 1,293 acres and houses a **Science Center, Zoo, Art Museum,** and the **Missouri History Museum** among many other activities.
- The eclectic **City Museum,** located in downtown St. Louis.
- **St. Louis Cardinals Baseball; St. Louis Blues Hockey; St. Louis Rams Football.**



### Local Amenities

Being located along the I-55 corridor allows Arnold residents to have quick access to everything.

- Top rated hospitals are within minutes.
- The A+ rated Fox C-6 School District.
- Jefferson College is located in Arnold with Washington University, St. Louis University, and University of Missouri-St. Louis close by.

**Arnold Parks & Recreation** can be reached at **(636) 282-2380**

# Business Information

## Sales Tax Breakdown

	<b>Arnold Retail Corridor</b>	<b>Richardson Crossing</b>	<b>Other Areas</b>
State of Missouri	4.225	4.225	4.225
Jefferson County	1.625	1.625	1.625
City of Arnold	1.250	1.250	1.250
Rock Community Fire District	0.500	0.500	0.500
Rock Township Ambulance District	0.250	0.250	0.250
911 Dispatch	0.500	0.500	0.500
Arnold Retail Corridor (TDD)	1.000	-	-
Richardson Crossing (CID)	-	0.500	-
	<b>9.350</b>	<b>8.850</b>	<b>8.350</b>

Tax rates as of October 2009.

### Retail Pull Factor

Retail Pull Factor estimates the number of customers and retail sales that an area attracts. A pull factor greater than 1 shows residents spent more than average in the target area. Less than 1 indicates residents spent more outside of the targeted area.

- City vs. County = 2.84
- City vs. State = 1.86
- County vs. State = 0.66

## List of Top Employers

<b>Rank</b>	<b>Employer</b>	<b>Employees</b>
1	Fox C-6 School District	1,568
2	Convergys Corporation	1,100
3	Wal-Mart	340
4	LMC Industries	225
5	Metal Container Corporation	177

Arnold City Clerk's Office & Fox C-6 School District



# ARNOLD *Missouri*

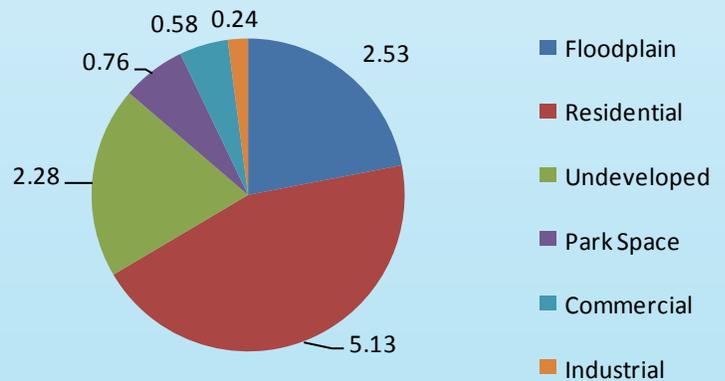
## Land Demand & Capacity

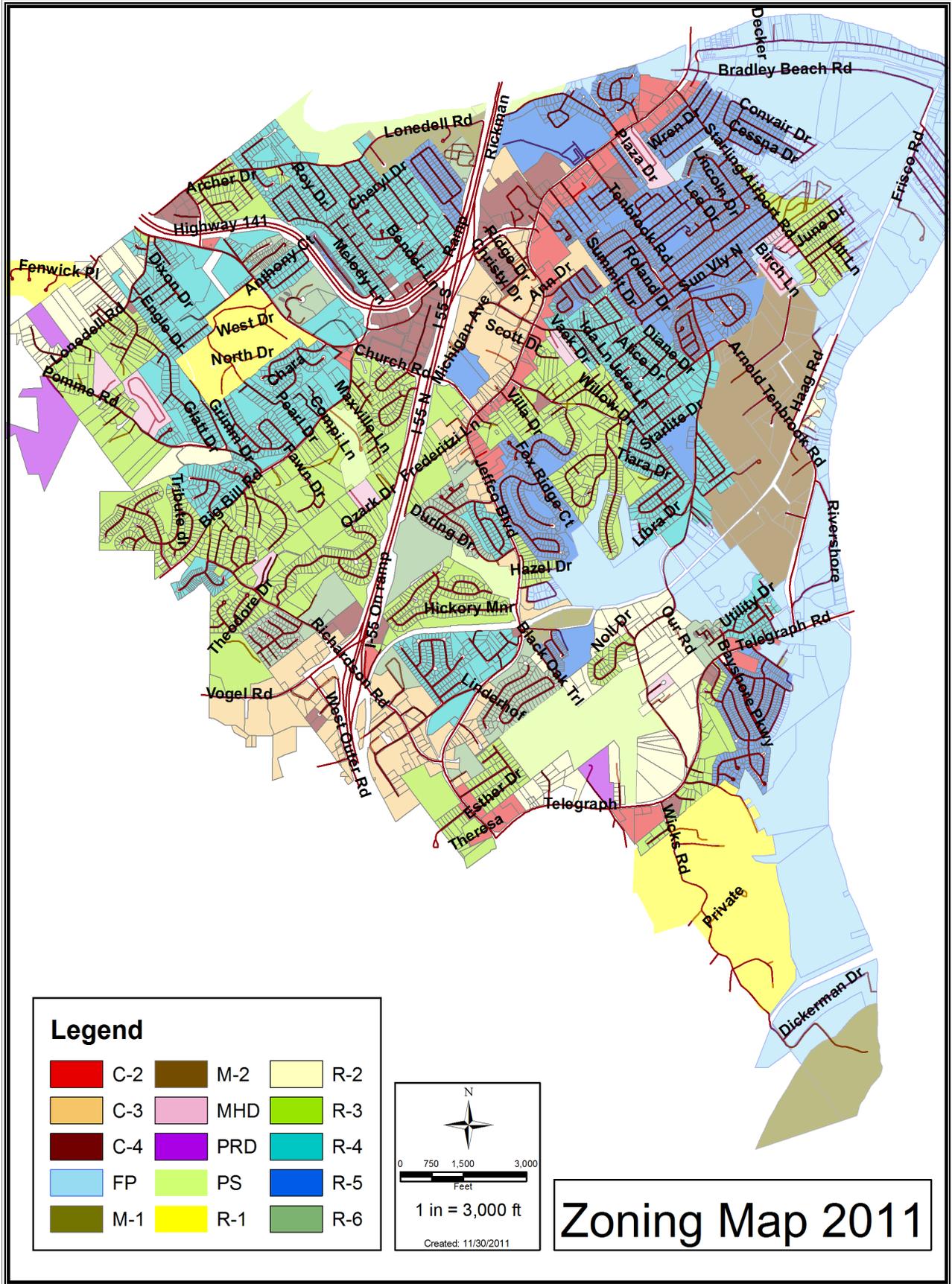
### Buildable Area

• Arnold City Limits	7,373 acres
• Environmentally Sensitive Lands	<u>-4,093 acres</u>
• Acres Available for Development	3,280 acres
• Impervious Surface Area	<u>-1,809 acres</u>
• <i>Total Refined Net Developable Acres</i>	<i>1,471 acres</i>



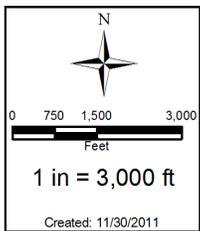
### Existing Land Uses (sq. mi.)





**Legend**

<span style="color: red;">■</span> C-2	<span style="color: brown;">■</span> M-2	<span style="color: yellow;">■</span> R-2
<span style="color: orange;">■</span> C-3	<span style="color: pink;">■</span> MHD	<span style="color: lightgreen;">■</span> R-3
<span style="color: darkred;">■</span> C-4	<span style="color: purple;">■</span> PRD	<span style="color: cyan;">■</span> R-4
<span style="color: lightblue;">■</span> FP	<span style="color: limegreen;">■</span> PS	<span style="color: blue;">■</span> R-5
<span style="color: olive;">■</span> M-1	<span style="color: yellow;">■</span> R-1	<span style="color: green;">■</span> R-6



**Zoning Map 2011**



# ARNOLD *Missouri*

## Traffic Counts

### Traffic Counts, 2007 to 2010

<u>Route /Location</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
North Jeffco Bridge	13,701	13,370	12,994	12,994
I-55 & 141 (East)	28,458	27,772	29,172	29,172
I-55 & 141 (West)	33,177	32,540	34,194	34,536
Jeffco Blvd. & Church Rd.	17,672	17,246	14,903	15,052
Jeffco Blvd. & Telegraph Rd.	16,367	15,973	15,275	15,428
Telegraph Rd. (Before Jeffco Blvd.)	12,522	12,220	11,486	11,486
Telegraph Rd. Bridge	7,778	7,590	8,138	8,138
I-55 Bridge, North Arnold	107,290	106,625	102,911	101,882
I-55 & Richardson Rd.	82,382	81,871	54,945	54,396
Hwy. 141 & Hwy. 21	29,993	29,417	30,914	31,223

# Development Procedures



More detailed information is located in the Community Development Department's Development Handbook. It is available in the Community Development Department and online at [www.arnoldmo.org](http://www.arnoldmo.org)

