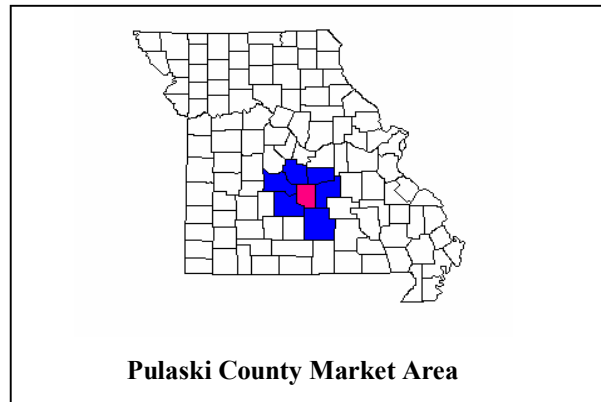


Waynesville / St. Robert / Fort Leonard Wood Pulaski County, Missouri Demographic Profile *place for opportunity and growth*



As part of the Fort Leonard Wood region and Pulaski County, Waynesville and St. Robert are a dynamic and fast growing area located along Interstate 44 in Central Missouri. Pulaski County is the 10th fastest growing county in Missouri with neighboring Rolla and the University of Missouri on the east and Lebanon and its manufacturing base on the west.

Pulaski County and its seven county market area have a population of over 215,000. Its diversified industry base includes Fort Leonard Wood, home to the U.S. Army's Engineer School, Military Police School and Chemical School among many others, and offers some of the most advanced technical training in the world. Over 60,000 service members from Fort Leonard Wood graduate from training every year with an average of five friends and/or relatives visiting the area.

The technology business park located on the

Army post is touted as the first in the nation with a unique partnership of Education, Military, State Government and Business. Many businesses -- from start-ups to the nation's leading Fortune 500 corporations -- are represented at Fort Leonard Wood and Pulaski County as Federal Government contractors to the Military.

Industry and businesses located in the area have first choice of a highly trained and disciplined workforce. With recently retired service members from Fort Leonard Wood and new graduates from the University of Missouri-Rolla opportunities for hiring and retaining a skilled workforce abound in the area. With life style and quality of life issues becoming more important, this workforce can be retained with the right job opportunities. The low cost of living and diversified economy provides many opportunities for people and business.

City of Waynesville
200 North Street
Waynesville, MO 65583
Phone: 573-774-6171
Fax: 573-774-5647
www.waynesvillemo.org



137 St. Robert Blvd.
St. Robert, MO 65584
Phone: 573-336-5121
Fax: 573-336-5472
www.waynesville-strobertchamber.com

City of St Robert
194 Eastlawn Ave, Ste A
St. Robert, MO 65584
Phone: 573-451-2000
Fax: 573-336-5714
www.saintrobert.com

Property Tax Rates	
	Rate
City	
Waynesville	0.6123
St. Robert	0.3538
County	
Total	0.8194
Schools	
R-VI	2.7500
State	
Missouri	0.0300

Property Tax Comparisons	
Tax for Select Missouri Locations	
Waynesville	\$4.2117
St. Robert	\$3.9533
Springfield	\$4.5262
St. Louis County	\$6.6350

Real Property Tax: Property is assessed at 32% for Commercial 19% for Residential per \$100 of appraised value.
A \$0.49 surcharge is added to commercial property.

Source: Pulaski County Assessor Office

- | Incentives & Information For Development Planning | |
|---|----------------------------------|
| 1. | Numerous Revitalization Projects |
| 2. | Missouri Quality Jobs Program |
| 3. | Targeted Industry Study |
| 4. | Workforce Study |
| 5. | Master Plan Study for Airport |
- Source: Cities of Waynesville and St. Robert

Transportation	
Waynesville-St. Robert Regional Airport	
Primary Runway: W, 150 ft.; L, 6,038 ft., ILS	
Three flights daily to St. Louis, Missouri	
Carrier: American Connection	

Highways	
Interstate 44	
Through Waynesville and St. Robert	
Parallel to Historic Rt. 66	
State Highways -- 7, 17, 28, 133	

Bus Services	
Show Me Shuttle	
Greyhound Bus Lines	

Railroad	
Burlington Northern	

Parcel Service	
UPS, Fed Ex, DHL, US Postal Service	

Top Area Employers	
Department of Defense	3,970
Federal Civil Service	3,400
Waynesville R-VI School District	700
Morale, Welfare & Recreation	506
Wal-Mart	450
Army & Air Force Exchange	351
Piney Ridge	180
Cities Waynesville and St. Robert	133
Pulaski County	85
Ehrhardt Properties	85
Defense Commissary Service	82
Life Care Center	80
Sellers-Sexton	77
Smitty's	75

Total Retail Sales		
Year	Pulaski County	Fort Leonard Wood*
2004	\$270,455,000	\$113,141,000
2003	\$252,038,000	N/A
2002	\$226,819,000	N/A

Source: Pulaski County Taxable Sales Report from the State of Missouri

*Source: Fort Leonard Wood Post Data Analysis. Fort Leonard Wood Non-taxable Sales.

Cost of Living		
Community	Cost of Living Index	Cost of Housing Index
Fort Leonard Wood Area	91.3	80.7
Kansas City	95.5	88.5
St. Louis	92.6	87.2
State of Missouri	90.2	80.2
State of Illinois	94.8	90.3
State of Kansas	90.7	82.5
United States	100.0	100.0

Source: MERIC and DED 3Q-2005 ACCRA

- | Education | |
|--|---|
| Waynesville R-VI School District | |
| ◇ | Enrollment 5068 |
| ◇ | Graduation Rate: 87.5% |
| | ⇒Missouri 85.7% |
| | ⇒National 70.0% |
| ◇ | Vocational Enrollment: 587 |
| Fort Leonard Wood Area Higher Education | |
| ◆ | Seven (7) Colleges and Universities |
| ◆ | Offering: Special Certifications, Associates, Bachelor and Master Degrees |
| ◆ | Combined Enrollment 3,582 |

Waynesville-St. Robert Area Population Comparisons			
Area	July 1, 2004 Estimate	2000 Census	2000-04 % Change
Waynesville-St. Robert	6,622	6,267	5.7%
Pulaski County	44,478	41,165	8.1%
7-County Area	216,500	206,024	5.1%
Missouri	5,754,618	5,595,211	2.8%
USA	293,655,404	281,421,906	4.3%

Source: U.S. Census

Fort Leonard Wood Military Impact	
Not reported in the census above — “A comparison of Army population data with the census data reveals that the county population is 11.8% greater than estimated by the U.S. Census. The county population estimate should be 51,579. There are 23.1% more people living on Fort Leonard Wood than the census reports and another 19% more military living off-post than the census reports.”	
Source: Fort Leonard Wood Post Data Analysis	

- | Health Care | |
|-------------|--|
| ◆ | Four (4) Area Regional Hospitals: 505 Beds |
| ◆ | Fifteen (15) Clinics / Medical Centers |
| ◆ | Six (6) Nursing Home Providers |

- | High Skilled Employment Employers | | | |
|-----------------------------------|-------------------------------|---|------------------------|
| ◇ | 21st Century Systems | ◇ | GEC Inc. |
| ◇ | Advancia Corporation | ◇ | General Physics |
| ◇ | ATR Lighting Enterprises Inc. | ◇ | Hensel/Phillips Const. |
| ◇ | Battelle | ◇ | IEM Inc. |
| ◇ | C2 Technologies, Inc | ◇ | LB&B |
| ◇ | CSC | ◇ | Northrup-Gramman |
| ◇ | Camper Corporation | ◇ | Orion Technologies |
| ◇ | Concurrent Technologies Corp. | ◇ | Penn Enterprises |
| ◇ | EAI (SAIC) | ◇ | St. John Medical |
| ◇ | EG&G | ◇ | Tetra-Tech |
| ◇ | Eagle/RCI | ◇ | Titan Corporation (L3) |
| | | ◇ | URS/LSI |
| | | ◇ | Wackenhut/Alutiq |

TOURISM & RECREATION

With a growing and effective program, the Pulaski County Tourism Bureau has developed a Leisure and Hospitality Industry, which is stronger than state and national averages and is a key component of the economic base in Pulaski County. The Tourism Bureau has implemented several programs to broaden the marketing reach to tourism-related groups including the outdoor leisure traveler, military reunions, organized group travel and regional sports events.

readers in 2005 and brochure requests came from all 50 states and 23 countries.

With the recent growth and mission of Fort Leonard Wood, the surrounding communities of Pulaski County are positioned for even greater economic opportunities. Approximately 2,000 visitors are drawn each week for graduation ceremonies. The majority of visitors have some college education with a combined income of \$75,000 -- \$100,000. The average visitor spends \$491, stays 2.96 nights and enjoys 3.78 meals while in Pulaski County.

With its marketing effort, it reached over six million

Hotels & Restaurants

Hotels/Lodging Facilities..... 22	Restaurants..... 70
Sleeping Rooms..... 1,300	Private Semi-private Rooms..... 5
Area Facilities..... 9	Private Luncheons..... 3
Greater than 100 Attendees..... 6	
Less than 100 Attendees..... 3	River Outfitters & Camping..... 9

Civilian Employment

July, 2005

County, Area	Labor Force	Employment	Unemployment	Unemployment Rate
Pulaski	17,230	16,294	936	5.4%
7-County ALM	108,226	102,635	5,553	5.8%
Missouri	3,071,129	2,897,656	173,473	5.6%
USA	151,122,000	143,283,000	7,839,000	5.2%

Employment Growth

County, Area	2000	2004	Percent Change
Pulaski	14,041	16,294	16.0%
Pulaski ALM	93,155	98,403	5.6%
Missouri	2,854,164	2,858,897	0.2%

Source: Bureau of Labor Statistics

Utilities

Laclede Electric Co-Op:
 573-774-2281
www.lacledeelectric.com
Gascosage Electric Co-Op:
 573-759-7146
www.gascosageelectric.com
Pulaski County Sewer District:
 573-336-5880
Public Water District Supply 1:
 573-774-3049

St. Robert Public Works:
 573-451-2000 ext. 1144
www.saintrobert.com

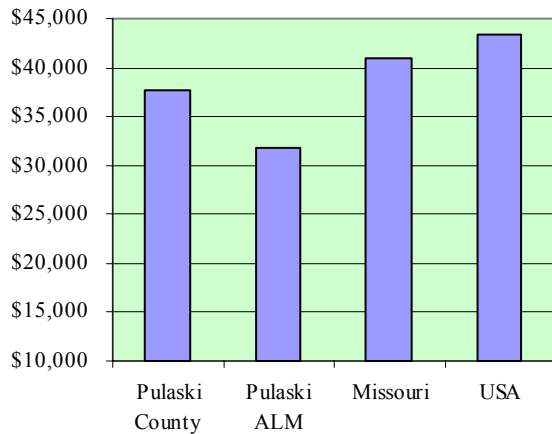
Waynesville Public Works:
 573-774-6171
www.waynesvillemo.org

Full service utilities are available within the county including: Natural Gas, Fiber Optics, T-1 and more.

Median Household Income

Area	1993	2003	Percent Change
Pulaski County	\$26,363	\$37,681	42.9%
Pulaski ALM	\$23,420	\$31,842	35.9%
Missouri	\$28,542	\$40,870	43.2%
USA	\$31,241	\$43,318	38.7%

Median Household Income 2003



Source: Bureau of Labor Statistics

Residential Construction

Waynesville-St. Robert, Pulaski County, MO

Year	Assessed \$Value	*% Increase	Average House
2005	281/\$32,778,342	27.7%	\$116,649
2004	220/\$25,147,052	66.7%	\$114,304
2003	132/\$14,669,820	N/A	\$111,135

Total Construction

Waynesville-St. Robert, Pulaski County, MO

Year	Assessed \$Value	*% Increase
2005	\$73,267,494	45.7%
2004	\$50,276,111	63.7%
2003	\$30,717,528	N/A

Source: Pulaski County Assessor's Office

Community Development

Parks and recreation are available and serve as gathering places for friends and families throughout Pulaski County. With the Roubidoux Spring and the Gasosage River located within the county they provide ample recreation. In addition all cities have park systems that provide a variety of recreational facilities.

Fort Leonard Wood Military Impact

The average officer rank is major with an average salary of \$65K-\$75K. The average enlisted rank is staff sergeant with a salary of \$33K-35K. This does not include housing and ration salary benefits which vary by rank and marital status. Average government service civilian salary is \$41K. In addition there are 3,300 non-government civilians employed on Fort Leonard Wood (AAFES, MWR, contractors).

Source: Fort Leonard Wood Post Data Analysis

Wages Per Hour

Professional/Technical	Pulaski ALM*	MO	USA
First Line Supervisor	\$18.12	\$21.48	\$22.96
Human Resource Manager	\$25.74	\$39.40	\$42.11
Administrative Assistant	\$13.24	\$16.82	\$17.69
Computer Programmer	\$20.17	\$28.97	\$31.69
Mechanical Engineer	\$24.68	\$30.90	\$32.91
Customer Service Rep.	\$12.52	\$13.79	\$14.01
Sales Representative	\$19.30	\$25.17	\$25.91
Registered Nurse	\$18.71	\$23.18	\$26.06
Clerical/Service			
Receptionist	\$8.95	\$10.35	\$10.91
Secretary	\$11.23	\$12.61	\$13.06
Bank Teller	\$8.82	\$9.59	\$10.30
Janitors & Cleaners	\$9.78	\$9.23	\$9.91
Maids/Housekeepers	\$8.12	\$7.77	\$8.62
Nursing Aids & Orderlies	\$9.10	\$9.23	\$10.39
Production/Maintenance			
Production Worker	\$11.32	\$13.57	\$14.08
Driver -- Truck, Light	\$10.75	\$12.55	\$12.88
Mechanic -- Automotive	\$14.56	\$15.74	\$16.61
Welders & Cutters	\$13.16	\$13.81	\$15.41
Overall Average	\$11.62	\$16.62	\$17.80

Source: Bureau of Labor Statistics (2004) And Local Survey (2005)

Pulaski County (\$12.50) DED MERIC MO Quality Jobs Program

*Pulaski ALM: Seven County Area Labor Market (ALM)

GOVERNMENT OFFICES

Waynesville-St. Robert Listed on Front Page

Pulaski County	City of Crocker	City of Dixon	City of Richland
301 Historic 66 East Waynesville, MO 65583 Phone: 573-774-5601	108 S. Commerce Street Crocker, MO 65452 Phone: 573-736-5327	303 South Elm Dixon, MO 65459 Phone: 573-759-6115	204 E. Washington Ave. Richland, MO 65556 Phone: 573-765-4421