

# MILL CREEK PARK ...IN THE HEART OF ST. LOUIS

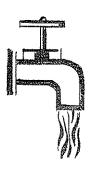
The 103-acre Mill Creek Park lies between 20th Street on the east and Compton Avenue (30th Street) on the west and is bounded on the north by Market Street and on the south by railroad yards.

Market Street is a major traffic artery running east and west and is the north-south dividing line of the city. A new Highway 40 will be built through the center of Mill Creek Park and will parallel Market Street. A crosstown north-and-south distributor expressway connecting Highway 40 with Interstate 70 on the north and Interstate 55 on the south, will be built in the area between 21st and 22nd Streets, Construction will be started shortly and rushed to completion.

Completion of these highways will give industrial and commercial establishments in Mill Creek Park access to highways going in all directions. This accessibility to highways makes Mill Creek Park an ideal distribution center.

Within Mill Creek Park, wide, modern streets have been provided. All utilities are available for the convenience of occupants.

Private capital in the amount of \$250 million will be invested in developing the property within the area of which Mill Creek Park is a part.





#### UTILITIES

As part of the redevelopment program, all utilities have been relocated and are available for the benefit of occupants. Private utility companies supply electricity and gas, and there is an abundant water supply. The Metropolitan St. Louis Sewer District serves the area.



## TAXES

Mill Creek Park is being redeveloped by an urban redevelopment corporation, and it is eligible for property tax savings for the next 25 years. The developers pass this tax saving on to occupants of the area.

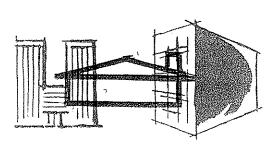
# INSURANCE

The City of St. Louis enjoys the most favorable fire insurance rates in the State of Missouri.



## LABOR

There is a plentiful supply of skilled, semi-skilled and unskilled workers as well as clerical help in the St. Louis area.



# LIVING ACCOMMODATIONS

Housing is plentiful and located in various areas of the city and county. There is a new residential development adjacent to Mill Creek Park that will contain 2,100 dwelling units in a wide range of prices. Suburban living in St. Louis County is available at prices tailored to meet any need or desire.

