

FEBRUARY 2017

TROY/MOSCOW MILLS, MISSOURI

BUILDING BUSINESS THROUGH COMMUNITY COLLABORATION

With the release of the 2010 Census information, Lincoln County maintained its status as the 2nd Fastest Growing County in Missouri at a 34.98% growth rate since 2000. The City of Troy experienced 56% growth. Moscow Mills grew by 44%.

POPULATION GROWTH LINCOLN COUNTY

1980	22,193
1990	28,892
2000	38,944
2010	52,566
% Change	34.98%
Land Area - Square Miles	630.49
2000 Per Square Mile	61
2010 Per Square Mile	83.4
Persons Under Age 5	7.4%
Persons Under Age 18	27.3%
Persons Over Age 65	10.4%
Female Persons	50.3%
White Persons	95%
Black Persons	1.9%
American Indian/Alaska Native	0.3%
Asian Persons	0.4%
Native Hawaiian/Other Pacific Islander	0.0%
White Persons, Not Hispanic	93.9%
Language Other Than English at Home Over Age 5 (2005-09)	2.2%

CITY OF TROY

1980	2,624
1990	3,811
2000	6,737
2010	10,540
% Change	56%
2016 Estimate	12,200

CITY OF MOSCOW MILLS

1980	484
1990	924
2000	1,742
2010	2,509
% Change	44%
2016 Estimate	2,600

LINCOLN COUNTY ASSESSED VALUATION

1985:	\$146,211,572.00
1994:	\$210,980,528.00
2004:	\$470,312,441.00
2014:	\$689,361,122.00

HOUSING/INCOME

Housing Units:	17,831
Homeownership Rate 2005-09:	80.7%
Housing Units in Multi-Unit Structures:	6.0%
Median Value of Owner Occupied Units:\$150,400	
Households:	15,700
Persons per Household 2005-09:	3.21
Per Capita Money Income, Past 12 Months (2009 dollars 2005-09)	\$20,989
Median Household Income	\$50,795
Persons Below Poverty Level	11%

LARGEST AREA EMPLOYERS

Lincoln County R-III Schools:	894
Toyota-Bodine Aluminum, Inc.:	830
J&J Snack Foods/Daddy Rays	500
Wal-Mart Supercenter:	400
Mercy Hospital Lincoln:	380
Witte Brothers:	225
Geeding Construction	170
Cuivre River Electric Cooperative:	140
Peoples Bank & Trust:	106
Community Opportunities:	100
Troy Manor:	95
Houghton-Mifflin Harcourt:	66

LOCAL AREA UNEMPLOYMENT

Labor Force Employment Unemployment

2016			
January	27,494	25,738	6.4%
February	27,483	25,942	5.6%
March	27,363	25,966	5.1%
April	27,372	26,236	4.2%
May	27,405	26,366	3.8%
June	27,627	26,318	4.7%
July	27,642	26,347	4.7%
August	27,528	26,194	4.8%
September	27,499	26,342	4.2%
October	27,500	26,489	3.7%
November	27,344	26,414	3.4%
December	27,087	26,046	3.8%
St. Louis, MO MSA - December			3.6%
State of Missouri - December			4%
United States - December			4.5%

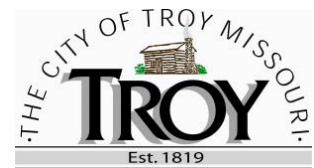
2015 Average - Lincoln County 5.2%
2014 Average 6.5%
Information produced by MERIC in cooperation with
U.S. Department of Labor, Bureau of Labor Statistics,
www.missourieconomy.org.

EDUCATION

Lincoln County R-III School District

2003-2004 Student Population:	5,087
2016-2017 Student Population:	6,396
Certified Staff:	501
Classified Staff:	393
Administrators:	35
Budget:	\$63,500,000
Tax Levy:	\$4.76 per \$100 assessed valuation
Assessed Valuation in the District:	\$452,156,916
Cost per Student:	\$9,009.00
ACT Composite Score:	20.9
Graduation Rate:	93.4%
College Bound Students:	66.5%
Pupil Attendance:	88.8%

As the 26th largest district in Missouri, Lincoln County R-3 serves Troy, Moscow Mills, Hawk Point and Truxton. The 2016-17 school year brings the opening of Troy South Middle School, a fine arts facility, community safe room and more! The Lincoln County R-III School District offers enrollment at Pike/Lincoln Technical Center and dual enrollment at Missouri Baptist University. Troy is also home to Sacred Heart School, First Baptist Christian Academy and Troy Holiness School.



- The City of Troy, a Missouri 4th Class City, serves as the Lincoln County, a Missouri 2nd Class County, seat. Troy was founded in 1819.

- The City of Moscow Mills is also a Missouri 4th Class City. Moscow Mills was founded in 1821.

- Lincoln County is part of the St. Louis MO/IL Metropolitan Statistical Area. Troy is located just 50 miles north of St. Louis.

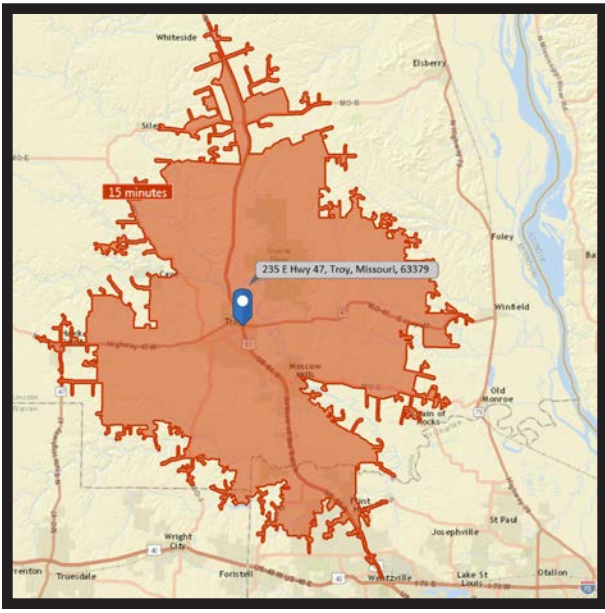
- Lincoln County holds the Missouri Enhanced Enterprise Zone designation providing property tax abatements for new investment/expansion projects.

- Lincoln County is at 63% towards Work Ready Community Certification.

NEW BUSINESSES FALL 2016

- Warrenton Oil - FastLane at South Lincoln Drive/3rd Street
- Arby's Restaurants
- The Trendy Trunk Women's Boutique
- Naturally Designed, LLC





CITY OF TROY

2010
 3 Mile Radius Population 19,817
 4 Mile Radius 23,112
 5 Mile Radius 26,709

	15 Miles	20 Miles
2000	61,326	126,549
2010	98,993	200,506
% Change	61.4	58.4

Drive Time Population (2010 Census)
 15 Minute 30,474 20 Minute Drive 54,860

US HWY 61 AVERAGE DAILY TRAFFIC COUNT
 NB@MO Hwy 47 - 19,265 SB@MO Hwy 47 - 32,581

MO HWY 47 AVERAGE DAILY TRAFFIC COUNT
 WB@US Hwy 61 - 22,650 EB@US Hwy 61 - 10,148

MO HWY 47 AVERAGE DAILY TRAFFIC COUNT
 WB@Menemeyer Road - 19,804

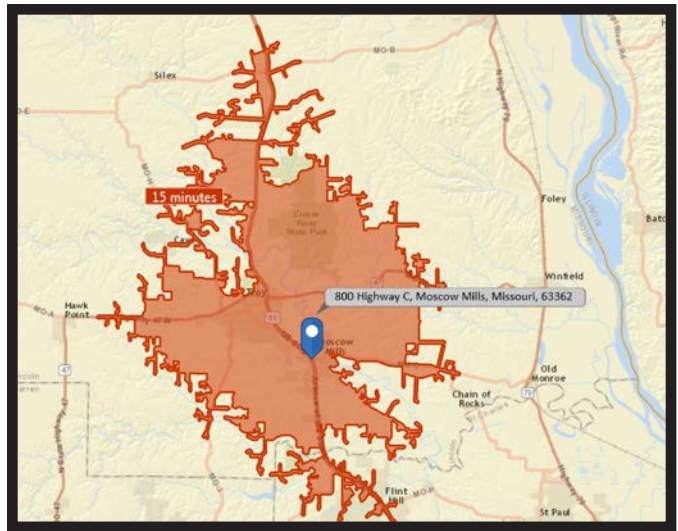
SOUTH LINCOLN DRIVE AVERAGE DAILY TRAFFIC COUNT
 WB@US Hwy 61 - 9,000

CITY OF MOSCOW MILLS

Drive Time Population Hwy C/Hwy 61
 15 Minute 27,186
 20 Minute 57,710

HWY U/HWY 61 DRIVE TIME POPULATION
 15 Minute 40,914
 20 Minute 87,263

US HWY 61 AVERAGE DAILY TRAFFIC COUNT
 @MO Hwy C - 37,196
 @MO Hwy U - 41,370



We want you in Troy, Moscow Mills & Lincoln County, Missouri!
 Give us a call for available property, building space and more!



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DISTANCE/DRIVE TIME

	MILES	DRIVE TIME
Interstates 70 & 64	15	15 minutes
St. Louis, MO	45	50 minutes
Chicago, IL	326	5.25 hours
Dallas, TX	627	10.5 hours
Kansas City, MO	217	3.25 hours
Washington, DC	860	14.2 hours
Denver, CO	820	12 hours