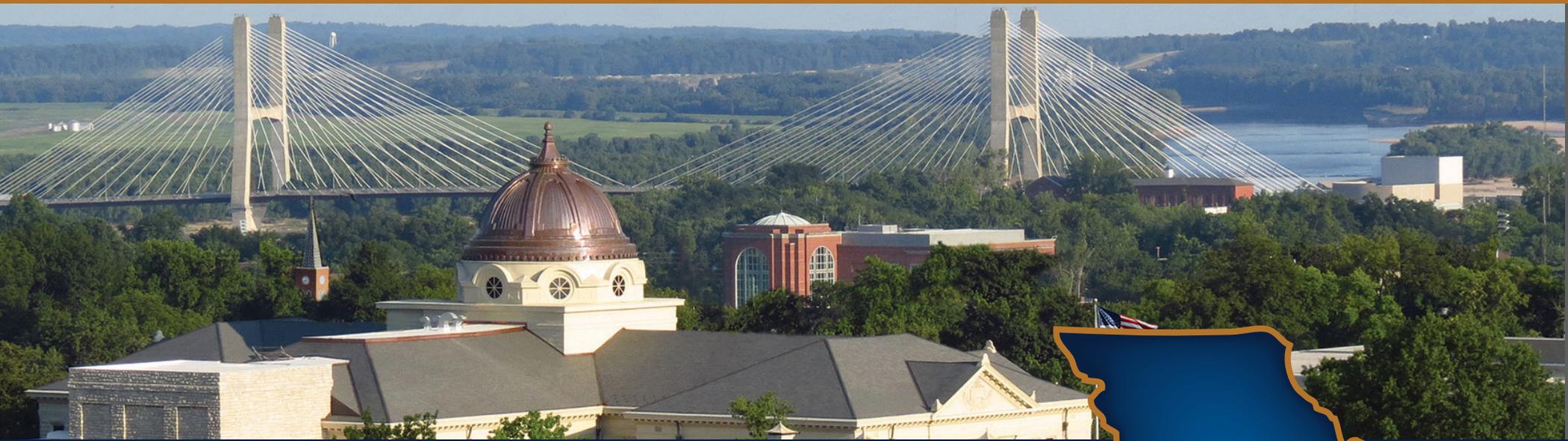


Greater *Cape Girardeau* Business Park



opportunity awaits!



CITY of CAPE GIRARDEAU

YOUR BUSINESS WILL *Thrive* HERE!



Cape Girardeau is a community well-positioned for your success.

Cape Girardeau, founded in 1793, has a long and progressive history of consistent growth. Several centuries later our great community still serves as the regional center and continues to make history as even more community and private investments unfold. Our city was excited to announce its most recent investment, the creation of the Greater Cape Girardeau Business Park, purchased with the intent to attract even more private investment into our region.

The Greater Cape Girardeau Business Park is strategically located to meet your logistics needs and is also surrounded by a strong and capable workforce. Cape Girardeau leaders will work to assess your project's needs, investigate possible incentives available at the local and state level, and work with your company to determine the best possible development scenario. The City is proud to have a team of experienced development professionals on staff to assist your company from start to finish. When you become more familiar with Cape Girardeau you will be pleasantly surprised by the willingness among our professionals and citizens to help you succeed. It's that neighborly spirit that separates us from many other communities.

Your business development project can be a part of this vibrant regional economy!


Scott A. Meyer

City Manager, City of Cape Girardeau

GREATER CAPE BUSINESS PARK

- Located in Cape Girardeau - Jackson, MO - IL Metropolitan Statistical Area
- Adjacent to Interstate 55
- Labor Force within a 40 mile radius - 100,000
- Conveniently located between St. Louis, MO (1.75 hours to the north) and Memphis, TN (2.3 hours to the south)
- Access to most major U.S. markets within one to two days drive
- Close to regional airport with daily flights to St. Louis (11 miles)
- Close to Burlington rail lines Northern Santa Fe and Union Pacific (12 miles)
- Very diverse regional economy
- Close to Southeast Missouri Regional Port Authority (12 miles)



RESILIENT *Diversified* ECONOMY

CAPE GIRARDEAU DISTINCTIONS

- **Recognized as one of the top 100 Best Small Places for Business and Career**
Forbes Magazine
- **5th Cheapest Place to Live (lower costs of doing business & property taxes)**
2013 Wallstreet CheatSheet
- **Greatest Achievement Award – Old Town Cape**
2013 Missouri Main Street Top Honor
- **Best Place to Retire**
2009 CNN Money

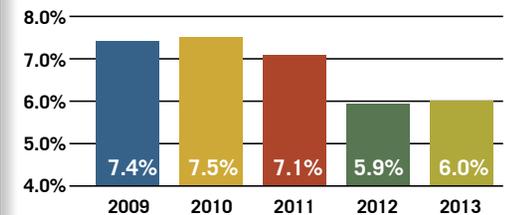
MISSOURI DISTINCTIONS

- **3rd Most Diversified Economy in the U.S.**
WiserTRADE
- **6th Best Regulatory Environment**
Forbes 2013
- **7th Lowest Corporate Income Tax Index and 16th Best Overall Tax Climate in the U.S.**
Tax Foundation 2014
- **6th Overall for Low Business Energy Costs**
Small Business & Entrepreneurship Council 2012

Cape Girardeau is the commercial destination for its citizens, employees, and consumers from a 40-mile trade area for products and services. The community boasts many metro amenities along with the convenience of close proximity to everything one needs to live a well-rounded life. Cape Girardeau recently received its MSA designation (Cape Girardeau-Jackson IL) which represents 96,000 in population. In the top ten employers, six different industry sectors are represented solidifying an economy that can capitalize on many opportunities, even during challenging times.

STABLE EMPLOYMENT

Average annual unemployment rate for Cape Girardeau County:



WHY *Stay*



“P&G is celebrating 40 solid years of growth and expansion in Cape Girardeau and we have been pleased with our success year after year.”

Linda Greaser
Procter & Gamble Paper Products Company

WHY *Grow*



“Our Cape Girardeau expansion has allowed our company to exceed our expectations for growth here and has provided an excellent talent pool with a strong ethic.”

Mark Diamond
Schaefer's Electrical Enclosures

WHY *Come*



“The strategic location of the new business park, a strong and capable workforce, and the collaborative spirit of community leaders is exactly what the Crisp family was looking for in its expansion efforts.”

Larry Chambers
Pepsi MidAmerica

Commercial | Retail REGION

Variety in All Retail Sectors

Cape Girardeau is a retail hub providing opportunities and choices rarely seen in cities our size. Many of the nation's top 100 retailers have a location in Cape Girardeau. As a result, retail sales in Cape County exceed \$1.3 billion annually. Complimenting the strong base of national retailers is a unique blend of locally owned shops scattered throughout the city in the downtown, midtown, and west end shopping areas. The retail industry provides a consistent employment base and a steady revenue stream for city services and amenities. Cape Girardeau continues to attract interest from both established and start-up retailers who recognize the consistency and strength of the local market.



OPENED in 2013

On Friday, June 28, 2013, Academy Sports and Outdoors opened its doors in Cape Girardeau.

WHY Develop



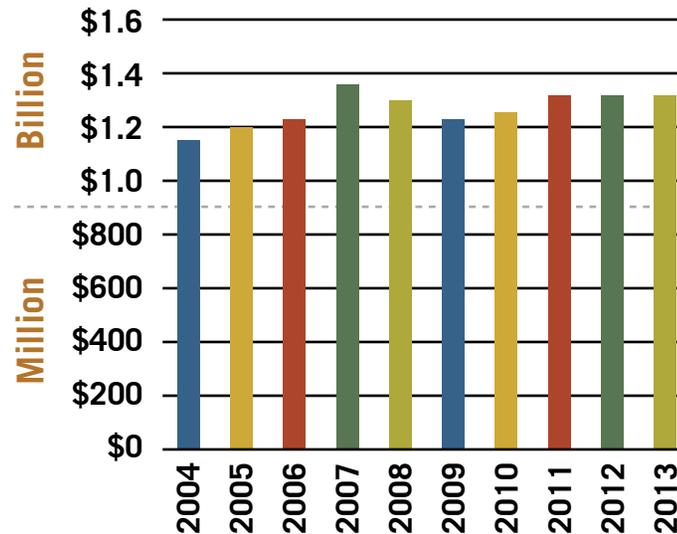
"The Drury family has been committed to the Cape Girardeau area for over 50 years and will continue to invest in the people, schools, churches, and businesses for years to come. We are proud to be a part of the community partnership between local businesses and city and county leaders to expand industry and bring new jobs to the area."

Dennis J. Vollink

President, Drury Southwest, Inc.

RETAIL SALES IN CAPE COUNTY

Retail Sales in Cape Girardeau County



RELOCATION INCENTIVES

Cape Girardeau leaders work collaboratively to offer incentive packages for qualifying companies that meet targeted clusters, level of investment and job creation benchmarks. The Greater Cape Girardeau Business Park is priced accordingly to entice strategic industries that grow the regional job market. The land price is negotiable. The entire Park is located within the Cape Girardeau County Enhanced Enterprise Zone which offers a local incentive to the business development. Additional features include job training programs and access to bonding programs contingent on the proposed development.

REGIONAL *Leader* IN HEALTHCARE AND EDUCATION

Education

Quality – Comprehensive - Accessible

Cape Girardeau serves as the regional leader for education with Southeast Missouri State University, the regions four-year comprehensive institution for higher education, situated in the center of the city. The Cape Girardeau Career & Technology Center is also located within the City of Cape Girardeau and offers many options for post-secondary and technical degrees, as well as customized business trainings and professional development opportunities. Cape Girardeau also is fortunate to have strong public, private and parochial K-12 systems offering challenging academic programs and wide variety extra-curricular opportunities.

Southeast Missouri State University



Cape Girardeau Career & Technology Center



Cape Central High School



Southeast HEALTH



Healthcare

Quality - Comprehensive - Accessible

Saint Francis Medical Center



Cape Girardeau is the regional leader for health care services, home to Saint Francis Healthcare System and SoutheastHEALTH. Patients from five states including Missouri, Illinois, Kentucky, Tennessee, and Arkansas patron both of these institutions who offer phenomenal patient care. Cape Girardeau strengthens its regional presence by having a distinct selection of physicians, treatment facilities, wellness centers, and retirement communities to meet the needs of its citizens and their families.

Entertainment IS ABUNDANT



1.



2.



3.



4.



6.



5.



8.



7.



9.

Parks & Recreation

The City of Cape Girardeau has proudly invested in quality of life services for its citizens, visitors and for the surrounding region including a full service Park and Recreation system with a variety of facilities and programs to suit many interests. The city's beautiful landscape provides amazing vistas and over 15 miles of paved and natural hiking and biking trails that meander along creeks and the mighty Mississippi River adjacent to our historic downtown. Whether at Cape Splash, the popular water park which is a great place to bring the family and cool off in the summer or the friendly atmosphere of the Cape Jaycee Municipal Golf Course, where you can play a challenging game of golf at affordable prices; the City's 24 parks, 3 recreation centers, 2 aquatic facilities, sports parks and more invite you to PLAY CAPE year round.



OPENED *in 2012*

On Tuesday, May 15, 2012, Menards home improvement store opened its doors in Cape Girardeau.

1. Cape Splash opened in 2010 \$8,700,000, expanding 2015
2. 2013 Great Race Host City Winner
3. Best Place to Retire - CNN Money 2009
4. Cape Girardeau Regional Air Festival – Canadian Snow Birds 2014, Blue Angels 2010
5. Melaina's Magical Playland \$750,000 special needs playground
6. Discovery Playhouse opened in 2010, expanding in 2015
7. Dalhousie Golf Club hosted Rolex Girls Junior Championship
8. 4.42-mile walking/biking trail
9. Southeast Missouri State's Donald C. Bedell Performance Hall

PARTNERS IN SUCCESS

A Team Approach

Based on your needs, economic developers will assemble a team of dedicated staff from the following partners to ensure your business' success:

- City of Cape Girardeau
- Cape Girardeau Area MAGNET
- Cape Girardeau Area Chamber of Commerce
- Workforce Investment Board
- Southeast Missouri State University
- Cape Girardeau Career & Technology Center

Special Thanks

Greater Cape Girardeau
Business Park

From Vision to Reality

In December 2012, the City of Cape Girardeau purchased 247 acres from the Southeast Missouri University Foundation for business and economic development. The Business Park was made possible through a collaboration starting with the leaders of the Greater Cape Girardeau Benevolent Association, who sold remaining property available at the Nash Road Industrial Park and used proceeds of the sale to provide the down payment for the Business Park.

Special acknowledgement to the citizens of Cape Girardeau who approved gaming, shortly thereafter Isle Casino Cape Girardeau was awarded the thirteenth license to construct a new facility in Cape Girardeau. The Cape Girardeau City Council, along with City leaders, had the vision to use a portion of Isle Casino Cape Girardeau revenue to fund twelve annual payments on the Business Park property.

The foresight of the leaders with the City of Cape Girardeau and the Greater Cape Girardeau Benevolent Association resulted in very marketable development parcels with prime access at a major Interstate interchange and in close proximity to the area's large and very capable workforce. The name of the Business Park is a tribute to this visionary group of community leaders. The property is best suited for distribution centers, light manufacturing, and technology related businesses with some ancillary retail uses.

COMMUNITY INVESTMENTS - *Current* 2012 - 2016



\$167 Million
Local Schools & City Gov't



\$177 Million
Hospital Expansions



\$300+ Million
BioKyowa, PG, Commercial



Movie Production
21st Century's 'Gone Girl'

- Nearly 50 meeting facilities
- Casino with event center
- Free parking at all facilities and hotels
- 120+ restaurants
- 500+ stores
- Historic downtown shopping and entertainment district
- Challenging golf opportunities
- Team of professionals
- 12 quality hotels (7 AAA rated)
- Nearly 900 rooms and suites

For information regarding land available in Cape Girardeau Business Park or other locations in Cape Girardeau please contact:

Scott Meyer

City Manager - City of Cape Girardeau

573-339-6320

smeyer@cityofcape.org