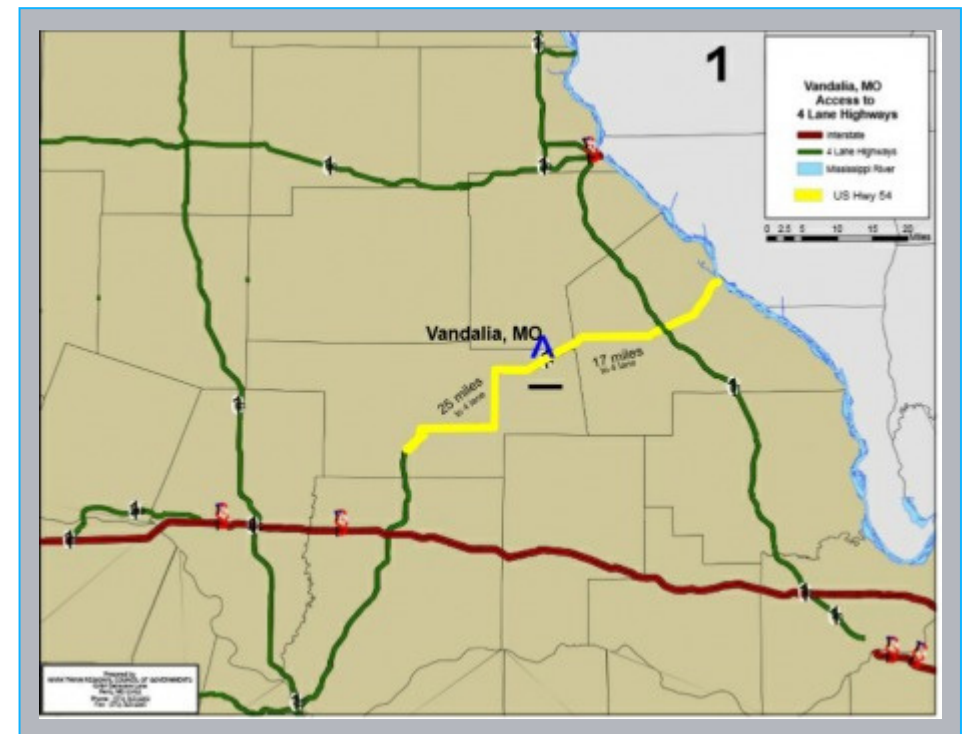


Highways

Vandalia is perfectly located to access the interstate system going either north-south or east-west. From Vandalia, within 25 minutes, you can be on four-lane highway on either the Avenue of the Saints (US Hwy 61) or on approach to I-70. Traveling east on Hwy 54 about 17 miles, you come to Hwy 61. All of this hwy is now four-lane and this section has been designated as being part of the Avenue of the Saints, which is a four-lane corridor running from St. Louis to St. Paul, MN. South of St. Louis is I-55 that runs all the way to the Gulf of Mexico. About 25 miles west from Vandalia on Hwy 54, it becomes a four-lane Hwy, which intersects with I-70 in another 12 miles. I-70 runs coast to coast. U.S. 54 effectively serves as a shortcut between a major north-south corridor and a major east-west corridor. Far from the hustle and bustle of traffic near the major metropolitan areas, the ease of Hwy 54's "No Waiting Access" at on-ramps to major interstates, make transportation a Vandalia, Missouri advantage.



Trucking

Driving Distances from Vandalia, MO to:

Chicago, IL (300 Miles)
 Columbia, MO (60 Miles)
 Denver, CO (795 Miles)
 Des Moines, IA (200 Miles)
 Detroit, MI (610 Miles)
 Hannibal, MO (32 Miles)
 Indianapolis, IN (340 Miles)
 Kansas City, MO (192 Miles)
 Memphis, TN (372 Miles)
 Nashville, TN (413 Miles)
 Springfield, IL (120 Miles)
 Springfield, MO (215 Miles)
 St. Louis, MO (90 Miles)
 Tulsa, OK (400 Miles)

The trucking industry has long recognized the value of a Vandalia location. There are many common carriers which serve the Vandalia area. Butler Transport has a terminal right here in Vandalia which has authority for 48 states and Canada. Butler operates a fleet of 140 trucks and does primarily flatbed transportation, although vans are available as well. Another local firm, Stuart Trucking also has flats and vans available. These local firms are ready to serve your needs and are in addition to nationally recognized name often seen in Vandalia such as Yellow Freight, Roadway, ABF, J.B. Hunt, TMC and Schneider, just to name a few. Many of these carriers offer LTL services for your convenience. Various services pick up every day in Vandalia and overnight service is available.

Rail

The Kansas City Southern Railroad (KCS) provides excellent rail services to Vandalia businesses. The railway runs along U.S. 54 and through the center of Vandalia. Product &/or raw material can be moved by rail to or from anywhere in the continental United States. KCS runs through both Kansas City and St. Louis, where multiple interchanges exist. Additionally, there are interchanges with the Burlington Northern, Santa Fe and the Norfolk Southern within 30 miles east & west respectively. Local switching is available to meet the individual needs of Vandalia businesses. Currently there is one rail spur to the industrial area at the west edge of town.

Barge



Mississippi River port access is available within 30 miles. The port offers a diversity of services including barge, rail and truck traffic.

Air

The Columbia Regional Airport is approximately 52 miles southwest from Vandalia. Airborne Express operates five commercial freight flights per day from Columbia. Pickup for overnight delivery from Vandalia occurs daily around noon. Lambert-St. Louis International Airport is 89 miles southeast of Vandalia. There are a number of air freight handlers and carriers operating at this airport including UPS and Air Cargo Load Master.



Labor

Vandalia’s labor pool encompasses Audrain, Marion, Montgomery, Pike and Ralls Counties in Central Missouri which provides a civilian labor force of over 47,000 capable employees. Our workforce has a strong mid west work ethic, sense of self reliance and prides itself with a “Can Do” attitude. We are able to ensure that employer’s needs are being met through our local educational institutions which include Pike Lincoln Technical Center, Moberly Area Community College and the University of Missouri, Columbia, MO.

Area	Population	Civilian Work	County Avg.	Unemployment
Audrain County	24,835	10,682	\$42,212	2.8%
Marion County	28,423	14,793	\$43,735	2.2%
Montgomery Co	11,294	5,813	\$42,116	2.2%
Pike County	17,552	7,596	\$38,012	2.1%
Ralls County	10,299	5,719	\$48,229	2.2%

Major Area Employers

.WERDCC	Women’s Correctional Facility
Harbison-Walker Refractories	Brick Manufacturing Plant
Tri-County Care Center.....	Nursing Home Facility
Van-Far R-1 School District.....	School District (K-12)
County Market.....	Grocery Store
Target Windows and Doors.....	Manufacturer of windows and doors
City of Vandalia.....	Municipal Government
Navarro Farms.....	Cannabis Production & Cultivation
Standard Wellness.....	Cannabis Production & Cultivation

How to find City Hall

On Hwy 54 West, at the 4-way stop, turn left on to Main street. Take Main street across the railroad tracks to the next 4-way stop, continue on Main street. Go one block and turn left on East Park street. Go one block to the 4-way stop sign and City Hall is on the right. The police department is directly across the street.

Education

Van-Far R-1 School serves Vandalia and nearby Farber as the local school district with both a K-6th grade school and 7th - 12th grade complex located on the west edge of Vandalia. A new science wing and upgraded agricultural classroom/shop were just completed prior to opening day of 2007 classes. Van-Far offers technical and college prep curriculum to prepare students for life after graduation. Some students attend nearby Davis Hart Mexico Area Vocational School for training in industry trades. Several students take advantage of the dual-credit courses offered through nearby colleges. In 2006, Van-Far School gained A+ designation, and the first graduates to benefit from the program graduated in the spring of 2010.

The Van- Far School system has been both aggressive and successful in providing education for the area. It is possible that training needs could be addressed right here at the High School. Officials with the Van-Far system will work hard to provide your training. The school system has over 40 employees providing education outside of the traditional school buildings. Additionally, through an agreement with Moberly Area Community College, our high school students can receive dual credit (college and high school) for certain courses.

In addition, Vandalia is fortunate to be centrally located with respect to several technical centers. The Davis Hart Mexico Area Vocational Technical School is located just 27 miles from Vandalia and the Pike Lincoln Technical Center in Eolia is within 30 miles. Both of these facilities offer many technical programs and are willing to work with local employers on training customized to meet the needs of the company. This includes the possibility of doing training and holding classes right in the company’s facility. The Pike Lincoln Technical Center often partners with St. Charles Community College to provide certain types of training or meet customized training needs. The Davis Hart Mexico Area Vocational Technical School often works with Linn State Technical College in much the same manner.

Also located in Mexico, MO is the Advanced Technology Center (ATC). The ATC offers two-year associate degrees and specialty technical certificates. The Center is a partnership between Linn State Technical College and the Moberly Area Community College. They do customized training, plus offer evening classes. On-Site training is also possible.

Life in Vandalia, Missouri

The City of Vandalia is located on Highway 54, between Mexico, Missouri and Bowling Green, Missouri. The City Hall is located at 200 E Park St. For more information on the City visit their website at www.vandaliamo.net or call 573-594-6186.

Shopping

Vandalia has a number of shops and department stores, gift shops, boutiques, appliance stores, flower shops, pharmacy/drug store, hardware stores, convenience stores, restaurants and a grocery store.

As Vandalia fulfills basic shopping needs for the surrounding area, the towns of Mexico and Hannibal provide another level of shopping and are both just a short drive of about 30 miles. Major shopping malls are within an hour of Vandalia (Columbia, Quincy and St. Louis) and many enjoy the fact that we are about the same distance from a number of those facilities. Vandalia residents have easy access to many amenities, which are located directly in Vandalia.

Recreation

Vandalia offers a multitude of recreational activities including golf at the Vandalia Country Club, swimming, tennis and basketball. The Vandalia Family Aquatic Center opened in 2007 and is located in Tri-County Park, which features a paved walking trail, tennis court and two pavilions. Vandalia youth league softball and baseball teams utilize three ball fields during the summer. Hunting and fishing grounds and game are plentiful in the area. Northeast Missouri's most notable recreation area Mark Twain Lake is located just 30 minutes from Vandalia.

A new YMCA was recently opened on February 11, 2019. The Y offers many things including an indoor walking trail, basketball, a large gym that can accommodate other sports as well, workout room, wellness area, a child watch room and the Y-Cafe.

Each summer the Vandalia Area Fair Association hosts a fun-filled week of music, entertainment and family activities. In late September, the Chamber of Commerce sponsors a Fall Festival. A full range of academic and athletic events at Van-Far R-1 Schools provides parents and spectators with the chance to get involved in their community.

Health care

Hannibal Regional Hospital is a full service hospital; located approximately 30 miles from Vandalia. Offering services in the areas of emergency, laboratory, occupational/physical therapy, cardiology, radiology, substance abuse, women's health, plus many other services for your healthcare needs.

There are two physicians who see their patients right here in Vandalia.

Additionally, Chiropractor, optometrist, dentist and hearing clinic technician all have offices here in Vandalia.



YMCA of Vandalia
Hours: Monday - Thursday - 6am-8pm
Friday - 6am-7pm, Saturday - 7am-4pm, Sunday - 1-5pm

Incentives

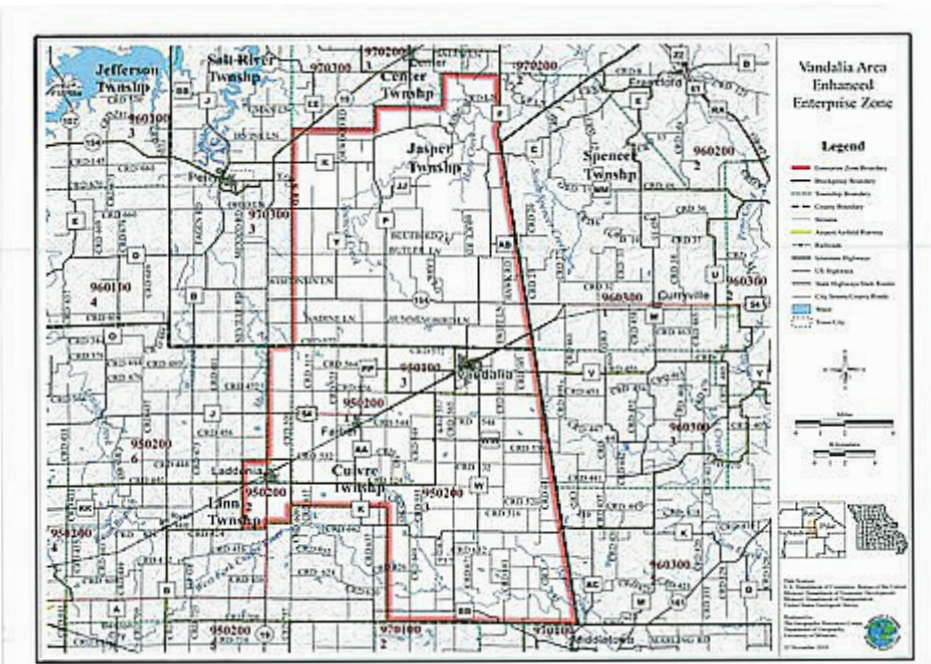
Vandalia Area Enhanced Enterprise Zone

On February 4, 2011, the **Missouri Department of Economic Development (DED)** approved the Enhanced Enterprise Zone (EEZ) designation to the City of Vandalia. The zone area covers parts of both Audrain and Ralls Counties and includes the cities of Laddonia, Farber and Vandalia, Missouri.

Contact us prior to construction or announcement of your project. For the application

process and timetable for your business project.

- [Download of Vandalia Area EEZ Zone Map \(PDF\)](#)



Enhanced Enterprise Map

Local Incentives

- Enhanced Enterprise Zone: City of Vandalia Area ● **Chapter 100**
- Workforce Recruitment/Training
- Low Cost/No Cost Land Options
- Build to Suit Scenario/ Bond Financing
- Assistance with infrastructure Improvements
- USDA/SBA Loan Guarantee Programs

State Incentives

- **Missouri Works Training**
- Manufacturing Equipment Sales Tax Exemption
- Work Opportunity Tax Credit
- On-The Job Training
- Missouri BUILD

Available Real Estate Vandalia Market Place

1555 Highway 54 West

Vandalia, MO 63382

Retail Property For Lease



Get ready to locate or expand your business in Vandalia, Missouri. Vandalia is located on Highway 54, between Mexico, Missouri and Bowling Green, Missouri. We have Industrial Buildings, Available Sites and Commercial Property. We are ready to get started on your project, so take a look around our website or even better, Contact Us. We would love the opportunity to speak with you.

The Commercial sites listed on our website are currently available. If you have a particular requirement please Contact our office.

2 Spaces Available

SPACE #1 - Rental Rate: \$8 /SF/Year

Space Available 12,000 SF

Min. Divisible 1,800 SF

Lease Type NNN

Space Type: Strip Center

This is an unfinished space that is wide open and would make a great place for an office, call center, light distribution or retail establishment.

SPACE #2 - Rental Rate: \$8 /SF/Year

Space Available 6,000 SF

Min. Divisible 1,800 SF

Lease Type NNN

Space Type: Strip Center

This is an unfinished space that is wide open and would make a great place for an office, call center, light distribution or retail establishment.

PROPERTY DESCRIPTION - Established tenants in this 50,000 square foot complex include: County Market grocery store, Ace Hardware, Shear Platinur Salon, and China Wok, Chinese Restaurant. Located on Hwy 54 with ample parking. Owner is willing to consider various lease options.

This center is Vandalia, Missouri's key retail location and only shopping mall. It houses the only supermarket for 20 plus miles, drawing great customer traffic!



201 E Washington St

Vandalia, MO 63382

2,430 SF

SALE PRICE: \$49,900

Appx Sq Ft Retail #: 2822.00

Property Type: Special Purpose

Zoning: Commercial

Great opportunity to own a turn key car wash in the the heart of Vandalia!

ERIC MERCHANT 660-206-7729

108 W State St

Vandalia, MO 63382

2,822 SF

SALE PRICE: \$25,999

Appx Sq Ft Retail #: 2822.00

Property Type: Office

Zoning: Commercial

Classic building in downtown Vandalia

ROBERT MONGLER REAL ESTATE 660-263-3232



3059 Audrain Rd 581

(2 Locations)

44964 Audrain Rd 556

Vandalia, MO 63382

LOT SIZE (ACRES): 20

SALE PRICE: \$3,360,000

LEASE RATE: \$2.50/sf Nnn

Property Type: Office, Industrial

Zoning: Office, Warehouse

120,000 +/- Sf Office/warehouse

2 Walk-in Vaults

Heavy Power

18' - 26' Clear Height

8,000+/- Sf Office Space

Wet Sprinkler System

20 Acres for Expansion

6 Docks/5 Drive-ins

VINCENT BAJARDI 314-727-6664



Workforce and Education

Labor

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Missouri Unemployment Rate: June 2021 - 4.3%

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		City of Vandalia Application for Tax Abatements	
Please Type or Print		Name of Business / Company	
		FEIN	
		MITS	
Address of Proposed Development / Improvement			
County Parcel Number		Facility NAICS Code	
Tax Abatement Applying for:		Effective Date:	
<input type="checkbox"/> Enhanced Enterprise Zone <input type="checkbox"/> Chapter 100 – Industrial Development <input type="checkbox"/> Chapter 353 – Urban Redevelopment		Tax Year Beginning _____ Ending _____	
Description of project / development:			
Estimated Completion Date of construction / expansion:		Total Project Cost	
		Real Property _____	
		Personal Property _____	
Benefits to the City and / or County: (# of jobs created, salaries, benefits, etc.) Attach a backup such as an itemized listing of equipment and other costs associated with this project.			
Current Number of Employees _____			
Corporate Contact (Print Name)		Title	Address
Signature		Date	City, State, Zip Code
Under penalty of perjury, I declare that I have examined this application and to the best of my knowledge and belief, the information contained herein is true, correct, and complete.			
Mail all applications & related inquiries to:		For City / County Staff Use Only	
		Approved by: _____	
		Title: _____	
		Date: _____	
		Abatement at _____% for _____ years	
Distributed to: _____ County Assessor, _____ County Clerk, List any tax districts that request a copy, etc.			

A new Tax Abatement Form must be filled out and submitted to City of Vandalia by December 31st of each year in order to continue receiving abatements.

Taxes/Utilities

Utilities

Electric Supply and Distribution - City of Vandalia- 573-594-6186

The City of Vandalia Electric Utility has ample capacity to supply your facility's electrical needs. The City maintains 6 feeder circuits, which distribute power at 2400 delta and 4160 wye voltages. The City is now in the process of converting its entire distribution system to 4160 wye. The distribution system also contains a number of capacitors banks, which maintains system voltage. Because we have ample supply and our own distribution system, you can be confident that we can meet your needs. Our crews are members of our community and will be there when you need service.

Natural Gas - Ameren UE - 800-552-7583

Vandalia's natural gas provider is Ameren UE which owns and operates the distribution system. Ameren UE can provide the gas service your company needs. Ameren UE has a strong commitment to economic development. Representatives are available to assist new business and existing customers alike.

Water Supply and Treatment Facility - City of Vandalia - 573-594-6186

The City of Vandalia owns and operates its water supply to meet the needs of its community and your company. The municipal water supply comes from a 40 acre, 160 million gallon reservoir located approximately eight miles Northeast of the Vandalia City Limits. The City's water treatment plant has the capacity to treat and produce 720,000 gallons of water per day. Present average consumption is approximately 200,000 gallons per day with peak season consumption just over 250,000 gallons per day. The City of Vandalia's wastewater treatment facility consists of a four-cell irrigation lagoon, with farm land irrigation capabilities. The facility is capable of treating 600,000 gallons daily. The current load is approximately 400,000 gallons daily.

Solid Waste Disposal Services and Recycling - Dayne's Waste Disposal - 866-214-6919

The City of Vandalia contracts with Dayne's Waste Disposal of Mexico, Missouri for residential garbage disposal. Residential curbside collection is provided. Residential recycling is accomplished through curbside collection once per month as well. Business owners are not required to obtain solid waste disposal from Dayne's, although the company does provide the service. Other area disposal services include: Browning-Ferris Industries, Quincy, Illinois; Fountain's Disposal and Cardinal Waste, Mexico, Missouri.

Telecommunications - Windstream Communications - 866-445-5880

Vandalia is served by Windstream. Windstream Communication provides high-speed broadband Internet, phone service and digital TV packages to residential customers as well as products for small, medium and large businesses and government agencies.

Internet

Wireless Internet providers include Windstream, Spectrum and Missouri.com.

Tax Information

2022 Roads Levy	
Saline	20.35
Common	10.35
Ladd-Farber	0.35
Vandalia.	0.35

Commercial Property Tax Rates for 2022 Assessment is Based On 33% of Total Valuation

2022 District Tax Rates	
Little Dixie	0.3944
Martinsburg Fire	0.1884
Wellsville Fire	0.2393
Laddonia Fire	0.2958
Middletown Fire	0.2944
Nursing Home	0.25
Van-Far Amb	0.3486
Audrain Amb	0.1076

2022 School Tax Levy	
Mexico	4.6183
Community R-6.	4.55
Van-Far R-1.	4.5717
Centralia BR-6.	4.3134
Sturgeon BR-5.	5.0991
Well-Middle MR-1.	4.3586
N Callaway CR-2.	4.6776
Paris MR-2.	3.9113
Middle Grove MC-1.	5.3513

County Wide 2022 Levy	
County Revenue.	0.2331
State Tax	0.03
Spec Road & Bridge	0.3054
Hospital	0
Sheltered Workshop	0.21
Library.	0.2238
Audrain Health Center	0.25
County Wide Total	1.2523
Commercial Surtax	0.6

2022 City Tax Rate			
Mexico	0.7377	Martinsburg	0.6026
Vandalia	0.9611	Benton City	0.4077
Laddonia	1.3194	Rush Hill	0.4468
Farber	0.9454	Vandiver Village	0.3348