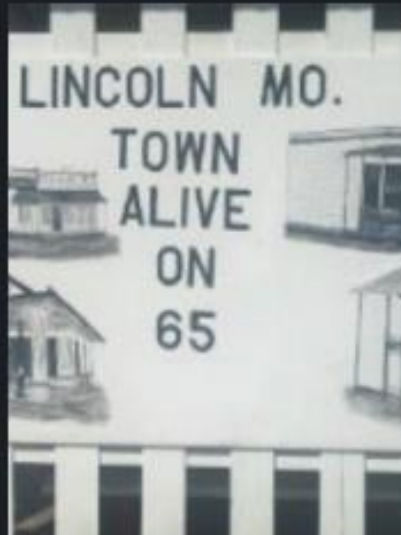




BENTON COUNTY MISSOURI

RELOCATION GUIDE



**BENTON COUNTY ECONOMIC
DEVELOPMENT**

PHONE: (660)492-3402

BENTON COUNTY RELOCATION GUIDE

Table of Contents

Overview of Benton County_____	2
Map of Benton County_____	3
Education_____	4
Demographics_____	5
Workforce_____	8
Incentives_____	9
Travel_____	11
Utilities_____	11
Contacts_____	12
Activities/Lodging_____	15
Summary_____	16



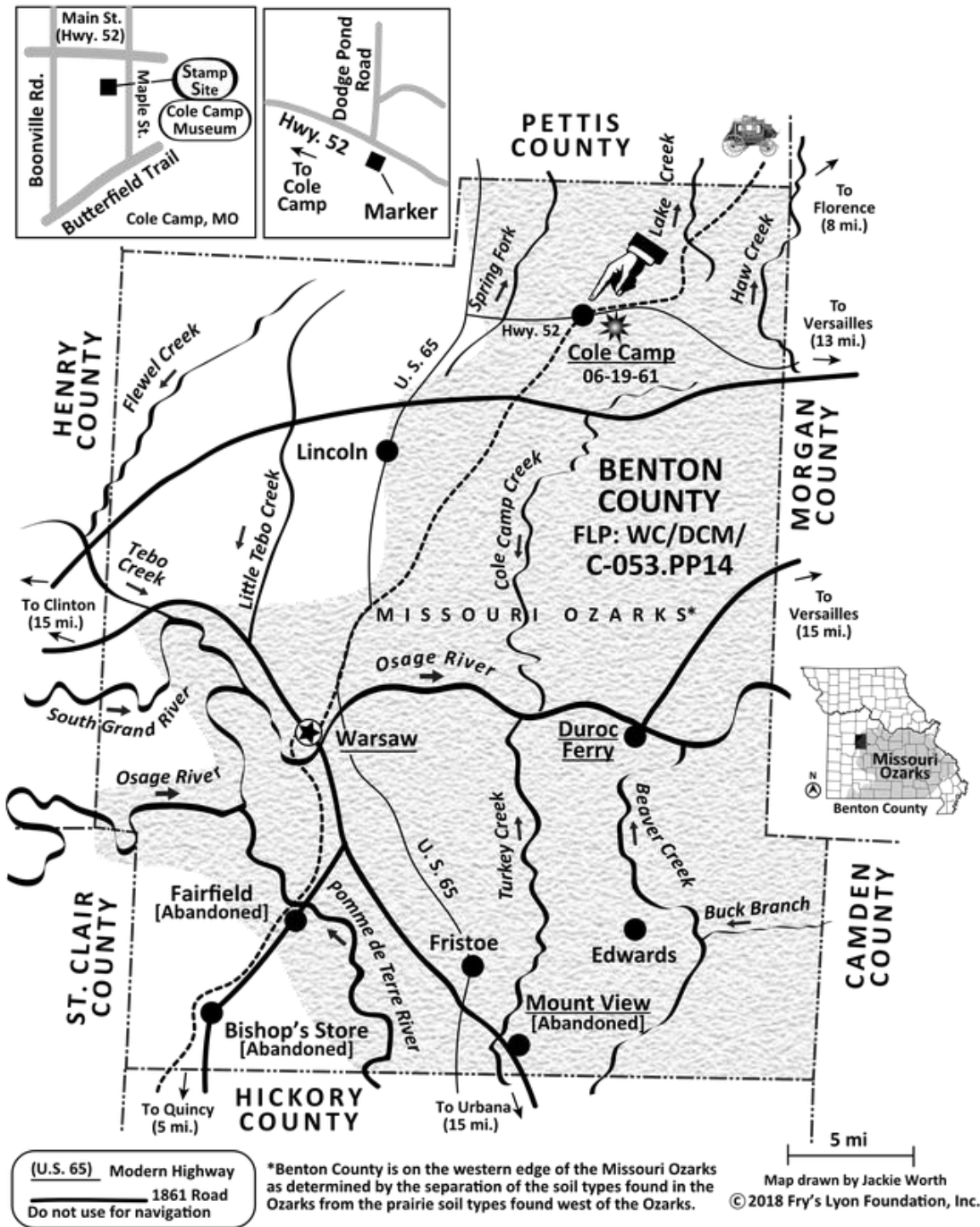
Benton

County

Benton County is a located in the west central part of Missouri. The population was 19,056 as of the 2010 Census with a median age of 46. The county was organized January 3, 1835, and named for U.S. Senator Thomas Hart Benton of Missouri. It is bounded on the north by Pettis County, east by Morgan and Camden Counties, south by Hickory and west by Henry and St. Clair.

Comprised of Lincoln, Warsaw, Cole Camp, Edwards, Fristoe, Ionia, and Racket, Benton County Missouri is the ultimate retreat. Whether you're drawn in by the rich German history of Cole Camp, energized by the hunting and outdoor activities in Lincoln, or wanting to dive into lake life in Warsaw, Benton County has everything you could want and more.





Benton County is 753 square miles (1,950 km²), of which 704 square miles (1,820 km²) is land and 48 square miles (120 km²) (6.4%) is water.

Interstate 70 is to the north, bisected by four-lane Highway 65, Highways 7 and 52, and the meeting of Truman Lake Reservoir and Lake of the Ozarks to the south.

Education



Private Schools

Lutheran School Association

Cole Camp – (K-08)

Cornerstone Academy of the Ozarks

Warsaw- (K-08)

Public Schools

Warsaw R-9 School District

Tradition/Pride/Excellence

North Elementary School (PK-05)

South Elementary School (PK-05)

John Boise Middle School (06-08)

Warsaw High School (09-12)

Cole Camp R-1 School District

Dedicated to excellence in education

Cole Camp Elementary School (PK-05)

Cole Camp Middle School (06-08)

Cole Camp High School (09-12)

Lincoln R-2 School District

Soaring to Excellence

Lincoln Elementary School (K-06)

Lincoln High School (07-12)

College

State Fair Community College

Libraries

Boonslick Regional Library

Locations in Cole Camp and Warsaw

DEMOGRAPHICS

AVG. HOUSEHOLD: 2.37 PEOPLE

POPULATION BY RACE:

White alone, percent	95.6%
Black or African American alone, percent (a)	0.8%
American Indian and Alaska Native alone, percent (a)	0.9%
Asian alone, percent (a)	0.5%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.1%
Two or More Races, percent	2.1%
Hispanic or Latino, percent (b)	2.5%
White alone, not Hispanic or Latino, percent	93.5%

HOUSEHOLD TYPES:

Housing	
Housing units, July 1, 2022, (V2022)	13,591
Owner-occupied housing unit rate, 2018-2022	82.6%
Median value of owner-occupied housing units, 2018-2022	\$154,700
Median selected monthly owner costs -with a mortgage, 2018-2022	\$1,097
Median selected monthly owner costs -without a mortgage, 2018-2022	\$381
Median gross rent, 2018-2022	\$825
Families & Living Arrangements	
Households, 2018-2022	8,146
Persons per household, 2018-2022	2.37
Living in same house 1 year ago, percent of persons age 1 year+, 2018-2022	90.1%
Language other than English spoken at home, percent of persons age 5 years+, 2018-2022	2.6%

AVG. HOME VALUE: \$154,700

Populations and People

Age and Sex

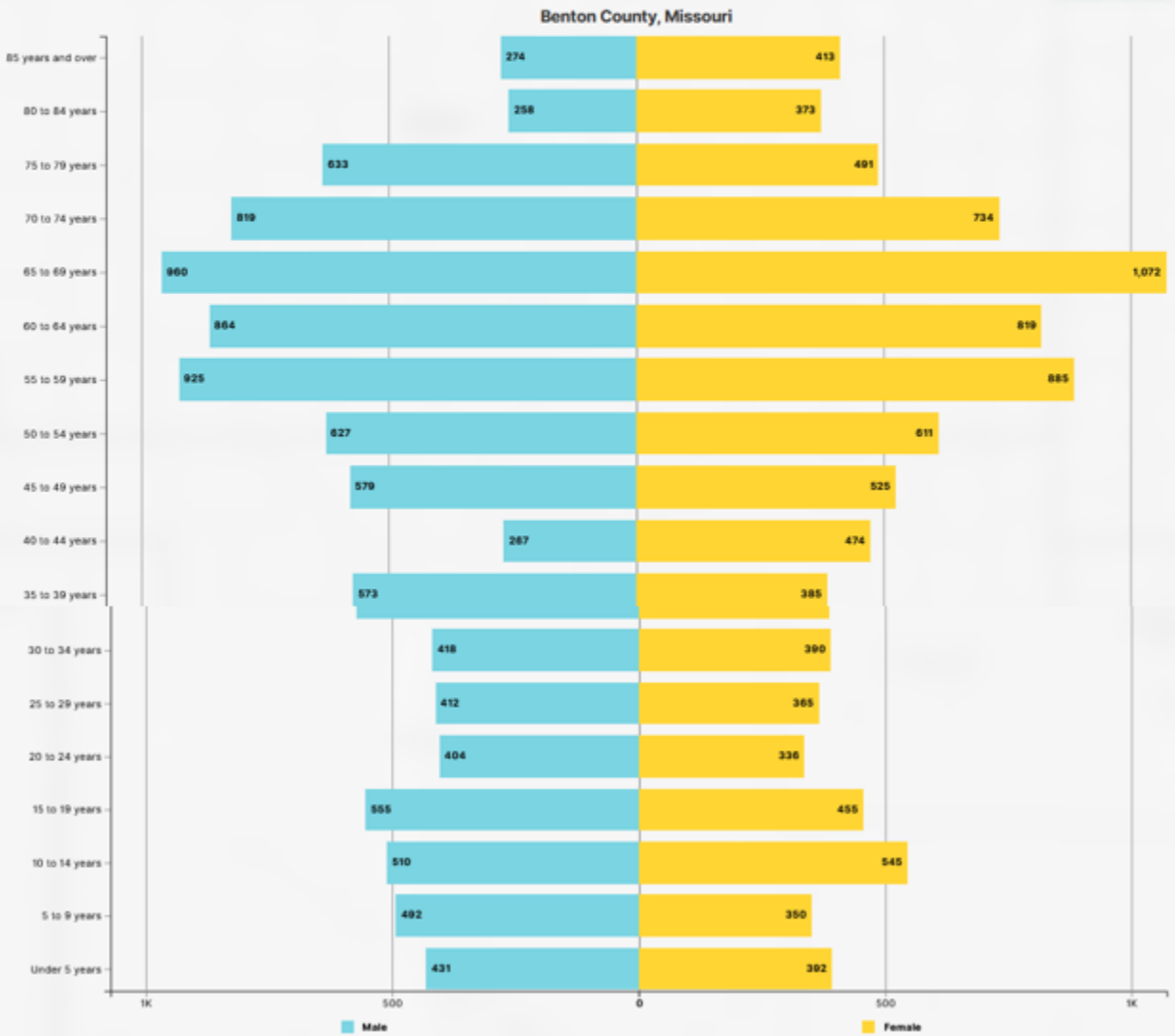
54.1 ± 0.4
Median Age in Benton County, Missouri

39.1 ± 0.2
Median Age in Missouri

50101 | 2022 American Community Survey 5-Year Estimates

Population Pyramid: Population by Age and Sex
in Benton County, Missouri

[Share / Embed](#)



Display Margin of Error

50101 | 2022 ACS 5-Year Estimates Subject Tables

MEDIAN AGE: 54.1

EDUCATION ATTAINED (POPULATION):

Educational Attainment

15.0% ± 2.2%

Bachelor's Degree or Higher in Benton County, Missouri

32.2% ± 0.4%

Bachelor's Degree or Higher in Missouri

S1501 | 2022 American Community Survey 5-Year Estimates

Education Attainment (Population 25 Years and Older)

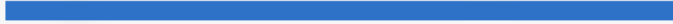
In Benton County, Missouri

[Share / Embed](#)

High school or equivalent degree - 41.1%



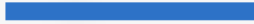
Some college, no degree - 22.3%



Associate's degree - 9.3%



Bachelor's degree - 8.3%



Graduate or professional degree - 6.7%



0% 5% 10% 15% 20% 25% 30% 35% 40% 45%

Show Table Display Margin of Error

S1501 | 2022 American Community Survey 5-Year Estimates

School Enrollment

77.1% ± 5.2%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Benton County, Missouri

69.1% ± 0.6%

School Enrolled Population Enrolled in Kindergarten to 12th Grade in Missouri

S1401 | 2022 American Community Survey 5-Year Estimates

INCOME AND POVERTY:

- **Largest Employers**

- Burr King Manufacturing
- Regal Beloit
- Warsaw Health and Rehab
- Benton County Health Department
- Warsaw, Lincoln, and Cole Camp public school districts
- Walmart
- Stanbury Uniform

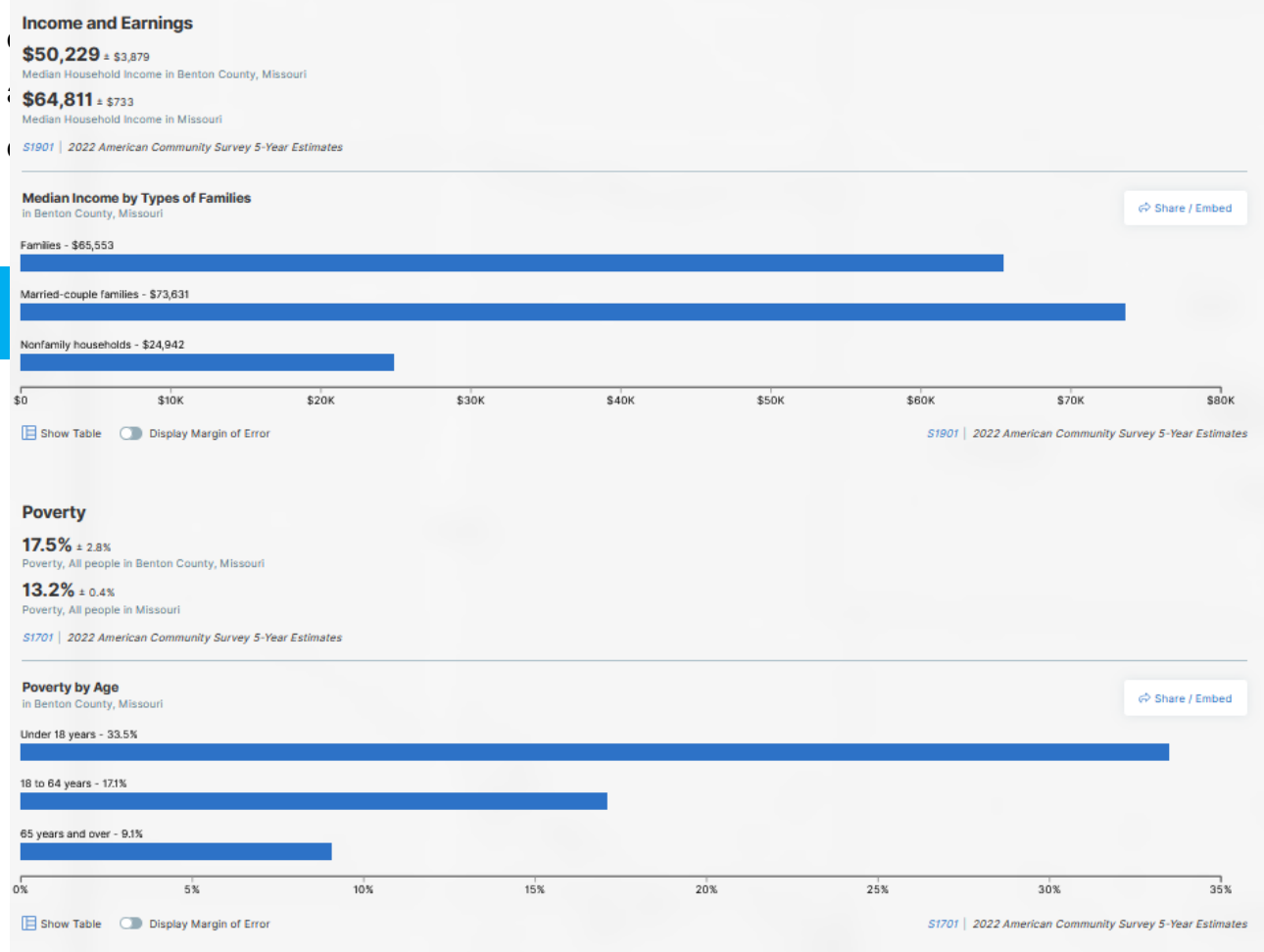
- **Commute times**

- Depending where in the county one resides and works, commute times could range anywhere from 10 minutes to one hour.

Whiteman Air Force Base

Cole Camp, Lincoln, and Warsaw communities are part of the Whiteman Base Community Council (RCC). Each community is assigned a liaison squadron from Whiteman. This allows Airmen the

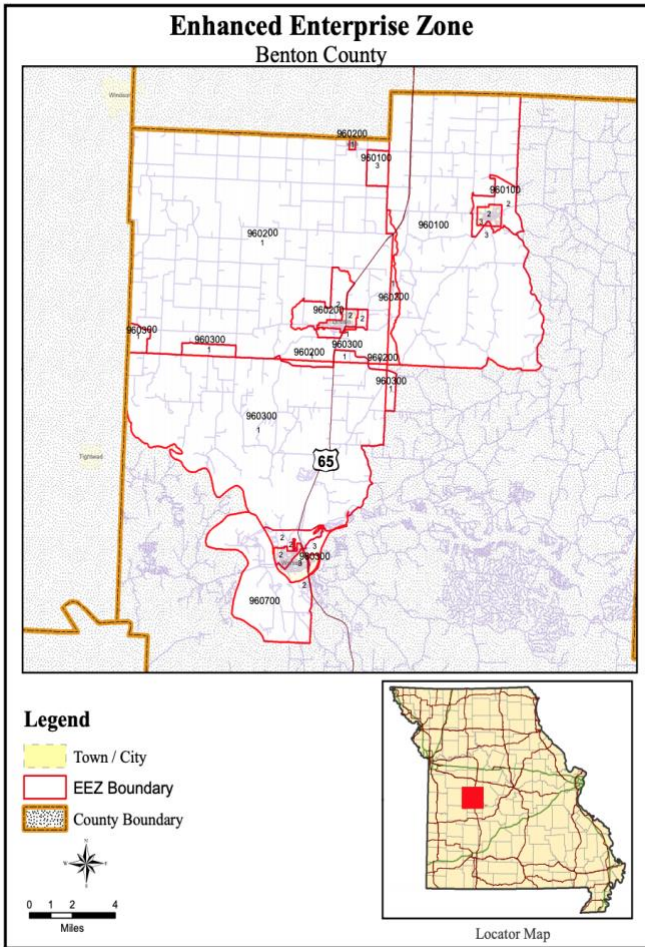
the Airmen
just a short



<https://mofarmerscare.com/agri-ready>

Benton County Enhanced Enterprise Zone

- The Benton County Enhanced Enterprise Zone Program is a discretionary program offering local tax abatement on real property until its expiration on April 30, 2032. New jobs and new investments must be added to be eligible for benefits.



- The Benton County Enhanced Enterprise Zone Commission, or their designated agent, must first meet with the business to determine the scope of the project. The business will submit a Notice of Intent which must be approved by the Commission, or its agent, prior to qualifying for new jobs or new capital investment. Notices of Intent will be accepted at any time of the year and will be approved on an individual, case-by-case basis, based on compliance with all program criteria. The business must file supporting documents each year with the Commission, or its agent, to continue their eligibility during the following year.

- There is Specific Criteria that has to be submitted. Application merit is based on several criteria including

- Job Creation
- Wage Rates
- Capital Investment
- Job Creation
 - 31 or more employees within the first twenty-four (24) months ♣ 100% property tax abatement for a period of 10 year
 - 11 to 30 employees within the first twenty-four (24) months ♣ 75% property tax abatement for a period of up to 10 years
 - 5 to 10 employees with the first twenty-four (24) months ♣ 50% property tax abatement for a period of 10 years

The duration of the abatement shall be for a minimum period of ten (10 years) from the date eligible improvements are first assessed. The Enhanced Enterprise Zone Commission is authorized to grant an additional fifteen (15) years, for a maximum of twenty-five years, depending on the expiration date of the zone.

- Wages
 - All wages must meet the current existing average county wage in order to qualify.
- Minimum Capital Investment
 - The Benton County Enhanced Enterprise Zone Commission will require a minimum capital investment of \$100,000 for all abatements.
- The Enhanced Enterprise Zone Commission is authorized to grant an additional fifteen (15) years, for a maximum of twenty-five years, depending on the expiration date of the zone.

- Special Circumstances The Benton County Enhanced Enterprise Zone Commission will also consider other factors in determining the level of property abatement. Significantly higher wages, valuation of personal property, total investment in the business and other factors will be reviewed in select cases for potential modification of the existing criteria.
- For more information about the Enhanced Enterprise Zone please visit www.ded.mo.gov/content/benton-county

Chapter 353 Tax Abatement-Lincoln Civic Redevelopment Corporation

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes. The city formed the Lincoln MO Civic Redevelopment Corporation (LMCRC) to administer the Highway 65353 incentive program.. Under Chapter 353, tax abatement on real property taxes is available for a period up to 25 years.

Depending on the level of investment, applicants can qualify for:

- Up to 100% abatement on the assessed value of the improvements on the property (excluding land) for the first 10 years.
- 50-100% abatement on the assessed value of the improvements on the property (excluding land) for the next 15 years.

Opportunity Zone-Warsaw

An Opportunity Zone is used in an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation authority to the Internal Revenue Service. They were added to the tax code by the Tax Cuts and Jobs Act on December 22, 2017.

Opportunity Zones are an economic development tool—that is, they are designed to spur economic development and job creation in distressed communities. They are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains until the earlier of the date on which an investment is sold or exchanged, or December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in basis equal to the fair market value of the investment on the date that the investment is sold or exchanged.

A Qualified Opportunity Fund has to be established. Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in an Opportunity Zone and that utilizes the investor's gains from a prior investment for funding the Opportunity Fund.

You can get the tax benefits, even if you don't live, work or have a business in an Opportunity Zone. All you need to do is invest in a Qualified Opportunity Fund.

To become a Qualified Opportunity Fund, an eligible taxpayer self certifies. (Thus, no approval or action by the IRS is required.) To self-certify, a taxpayer merely completes a form (which will be released in the summer of 2018) and attaches that form to the taxpayer's federal income tax return for the taxable year. (The return must be filed timely, taking extensions into account.) Over

the next few months, the Treasury Department and the Internal Revenue Service will be providing further details, including additional legal guidance, on this new incentive. More information will be available at [Treasury.gov](https://www.treasury.gov) and [IRS.gov](https://www.irs.gov).

TRAVEL

Major Highways

U.S. Highway 65

Route 7

Route 83

Route 52

I-70 to the north

Intrastate Distance (Approximate)

Warsaw to Springfield: 1hr 30min

Warsaw to Kansas City: 1hr 45min

Warsaw to St. Louis: 3hr 30min

Lincoln to Springfield: 1hr 40min

Lincoln to Kansas City: 1hr 45min

Lincoln to St. Louis: 3hr 16min

Cole Camp to Springfield: 1hr 50min

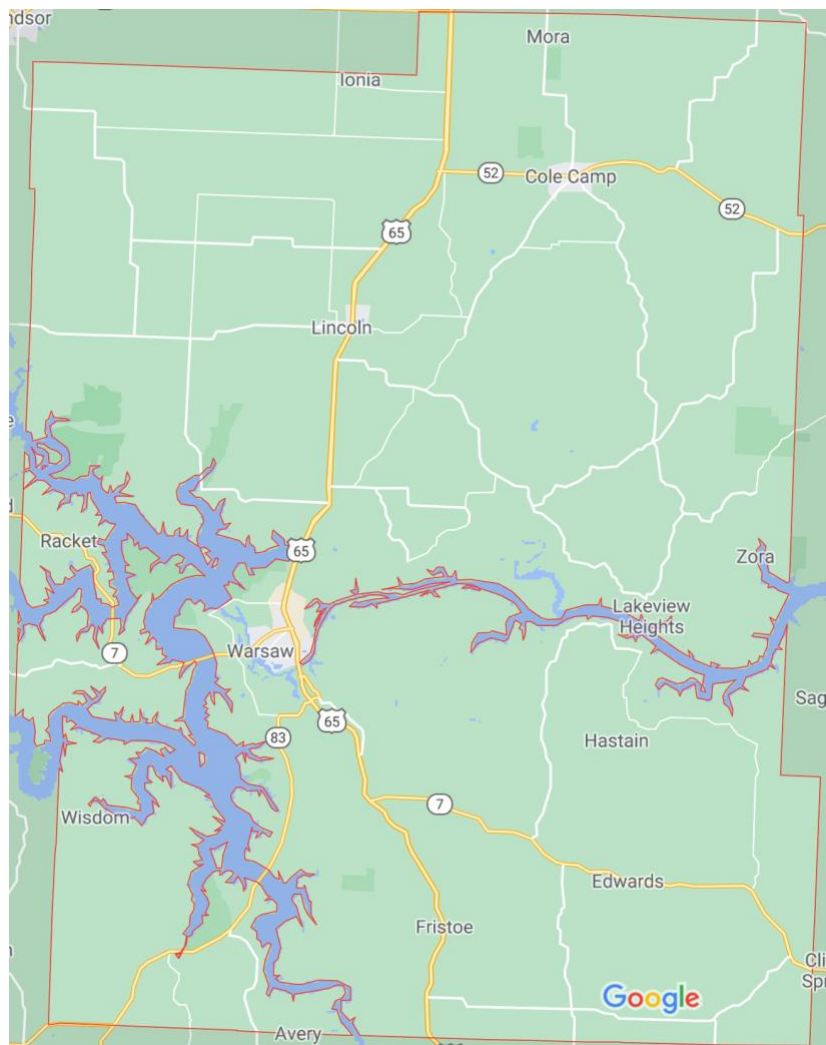
Cole Camp to Kansas City: 1hr 55min

Cole Camp to St. Louis: 3hr 10min

Rail

None for passenger transport

Airports



The closest major airport to Benton County is in the Springfield-Branson National Airport in Springfield, MO. This airport is a regional airport; the closest international airport is the Kansas City International Airport. The Warsaw Municipal Airport is a city-owned airport. Lincoln is home to one of 12 turf, public-use airports in Missouri and it ranks the second-longest at 2940 feet.

UTILITY PROVIDERS

Warsaw City Utilities

Phone (660) 438-5522

Cole Camp City Utilities

Phone (660) 668-2295

Lincoln City Utilities

Phone (660) 547-2718

Internet Providers

Century Link, Mediacom, Comcast,

COMO, Rocket Connect

(Internet depends on location)

Phone Carriers

AT&T, Comcast, CenturyLink

Courthouse/ City Hall

Benton County Courthouse

Phone: 660-428-2900

For more information visit:

<http://www.bentoncomo.com/>

Cole Camp City Hall

Phone: 660-668-4444

For more information visit <https://www.colecampmo.com/>

or contact Dawn at ColeCampClerk@gmail.com

Lincoln City Hall

Phone: 660-547-2718

For more information visit www.lincolnmissouri.com/

or contact Sabrina at sabrina.brown@lincoln-mo.com

Warsaw City Hall

Phone: 660-438-5522

For more information visit

www.welcometowarsaw.com/city/administration/

or contact Jessica Kendall at

Jessica.Kendall@welcometowarsaw.com

Sheriff/Police/E-911/Emergency Management

Benton County Sheriff's Department:

660-438-5252 (24 Hours)

Administrative Office:

660-438---6135

Warsaw Police Department:

660-432-5522

After hours, call 660-438-9555

Lincoln Police Department:

(660) 547-2718

After hours, call 660-438-9555

Cole Camp Police Department:

660-668-2321

Benton County Missouri 911:

660-438-9555

Jessica Mayfield, Director

Benton County Emergency Management:

(660) 438-9555

Fire Departments

Always dial 911 in the case of emergency

Warsaw-Warsaw Fire Protection District

108 Main Street
660-438-9555

Osage Valley Fire Protection District

26180 Escapade Ln
Warsaw, MO 65355
660-438-7277

Cole Camp-

Cole Camp and Rural Fire Protection District

100 W Junge St
Cole Camp, MO 65325
660-668-3422

Lincoln-Lincoln Community Fire District

305 E. Osage
660-547-3711

Lakeview Heights Fire Protection District

29626 Cooney Cove Ln
Lincoln, MO 65338
660-668-2427

Edwards-

Deer Creek Fire Protection District

30209 HWY M
Edwards, MO 65326
573-345-4404

DMV/License Office

Warsaw Driver Examination Office-

573-526-6221

Warsaw, MO 65355

Written and road driver's testing takes place on the 1st, 3rd, and 5th Fridays of the month in the basement of the community building.

Warsaw Contract Office-

660-438-0025

237 W. Main

Warsaw, MO 65355

Offers driver's license and renewal, identification cards, vehicle registration, vehicle titles, license plates, and commercial driver's license (CDL). Does not offer written or road testing.

For a full list of DMV and License Offices in the surrounding areas, please visit

<https://www.dmvnearme.net/en/dmv/mo-missouri/benton-county>

Chamber of Commerce

Cole Camp Chamber of Commerce

660-668-2295

colecampchamber@gmail.com

<https://www.facebook.com/colecampchamber/>

Lincoln Chamber of Commerce

PO Box 246

Lincoln, MO 65338

www.lincolnmochamberofcommerce.com

info@lincolnmochamberofcommerce.com

<https://www.facebook.com/lincolnmochamber/>

Warsaw Chamber of Commerce

181 W. Harrison Street

Warsaw, MO 65355

<https://welcometowarsaw.com/chamber/>

warsawchamber@outlook.com

<https://www.facebook.com/WarsawAreaChamber/>

Post Offices

Cole Camp Post Office

201 W. Main Street

Cole Camp, MO 65325-9998

660-668-3321

Lincoln Post Office

214 E. Main Street

Lincoln, MO 65338-9998

660-547-3728

Warsaw Post Office

403 Benton Street

Warsaw, MO 65355-9998

660-438-6211

Ionia Post Office

206 N. Main

Ionia, MO 65338-9998

660-285-3449

Edwards Post Office

29184 Highway 7

Edwards, MO 65326-9998

417-998-6324

Activities in Benton County

Local Attractions

For outdoor recreation, attractions, lakes, and local shopping visit www.visitbentoncomo.com

Parks

Harry S Truman State Park, Mike Hare Park, Ezekiel Williams Park

Missouri Department of Conservation Areas

Big Buffalo, Brickley Hollow, Granny's Acres, Hi Lonesome Prarie, Ionia Ridge, Mora. Edmonson Access, Mount Hulda Towersite, and Lost Valley Fish Hatchery

Hiking trails

Truman Lake Mountain Bike Trail, many public-use trails

Restaurants

For places to eat visit www.welcometowarsaw.com/tourism/dine/

Nearby Tourist Destinations

Harry S Truman Dam, Truman Lake, Lost Valley Fish Hatchery, German Immigrant Memorial, Drake Harbor, and the Osage Arm of the Lake of the Ozarks

Lodging

For the Benton County lodging list, visit www.welcometowarsaw.com/tourism/stay/

For AirBnB listings in and around Warsaw, visit www.airbnb.com/benton-county-mo/stays

Benton County Tourism and Recreation-Lynette Stokes, 660-438-2090
www.visitbentoncomo.com

Benton County

Pro-Business. Affordable. Connected. Talented. Minimal Regulations. Maximum Growth. More Business Success.

Benton County has so much to offer businesses that are looking to thrive and grow. Located in one of the top-ranked states for business, Benton County is accessible, affordable, low risk, and home to a talented workforce.

Benton County's location makes it an accessible location for businesses. The State of Missouri has eight bordering states, and it is the meeting point of the Missouri and Mississippi rivers. Being located in the heart of America makes Missouri a smart choice for businesses looking to access North American target markets via road, rail, waterways and air. Missouri is globally connected, with airports around the state providing access to more than 70 domestic and international destinations. Missouri is also a great choice for businesses that are looking for an affordable place to locate.

The state government focuses on infrastructure, workforce development, and lowering costs. These efforts can be seen in the state's low 4 percent corporate tax rate and the state's AAA bond rating. Missouri also has low business start-up costs, competitively priced talent, and is committed to helping businesses succeed. The goal is to keep costs low for businesses and stay out of their way to allow them to grow. Missouri also has the sixth-lowest cost of living in the U.S., all while maintaining a high quality of life for the 20,000 people across the 753 square miles of Benton County.

These low-costs of living attract a loyal and hardworking workforce of 3 million people across the state. These talented workers are created by the state's network of top educational institutions and one of the nation's most successful apprenticeship programs.

Benton County invites you to bring your business to the area and start experiencing its numerous benefits. Benton County delivers more than expected for companies, entrepreneurs, visitors, and talent, where accessibility, natural beauty, and affordability merge to create a place where people and businesses thrive.

For more information on what Benton County can offer your business, please contact Jo Ann Lane at joann.lane@bentoncomo.com or (660) 492-3402.