



Some Demographics of Troy

The following is from the Troy, Illinois website; Troyil.us; "Doing Business"

Our community is ideally located in the St. Louis Metro East area to offer the lifestyle of a neighborhood community while having quick and easy access to many of the exciting cultural and entertainment activities, as well as numerous business and educational opportunities available in the surrounding St. Louis Metropolitan area.

- Population in a 5 mile circle: 46, 984; 10 Mile: 148,689
- Median Household Income, 5 miles: \$74,652, 10 Miles: \$69,123
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- Access to three Interstate Highways: I-55, I-70, I-270
- Access to additional state highways: 40, 162, 159, 4
- 30 minutes from Lambert St. Louis International Airport
- 20 minutes from Downtown St. Louis, MO

Demographics: City of Troy, 2010 Census

- Percentage growth from 2000 to 2010 - 16.0%
- Mean travel time to work - 26.3 minutes
- Bachelor's degree or higher (persons age 25+) - 23.1%

Madison County, 2010 Census

- Population, (2010) 269,282
- Median Household Income: \$51,941
- Median Home Value: \$122,600

Madison County (2010)

- 2010 Population - 269,282
- Percentage growth from 2000 to 2010 - 4.0%
- Median household income - \$51,941
- Mean travel time to work - 24.3 minutes
- Bachelor's degree or higher (persons age 25+) - 23%

View more information on [Madison County demographics](#).

Area Labor Force

- Troy, IL - 7,808
- Madison County, IL - 213,687
- St. Louis Metropolitan Area - 1,437,268

2010 Population 25+ by Educational Attainment

- High School Graduate - 30.5%
- Some College, No Degree - 27.0%
- Associate Degree - 9.9%
- Bachelor's Degree - 15.3%
- Graduate / Professional Degree - 7.8%

Please also see a following page that shows updated demographics for the area by maps, on which circles of 5 and 10 miles are shown, as well as a calculated 10 minute drive time from the project;

2014 data on population, income and home values will be on these maps.

Employment / Industry

[Employers in Troy, IL Largest Employers in St. Louis Metropolitan Area](#)

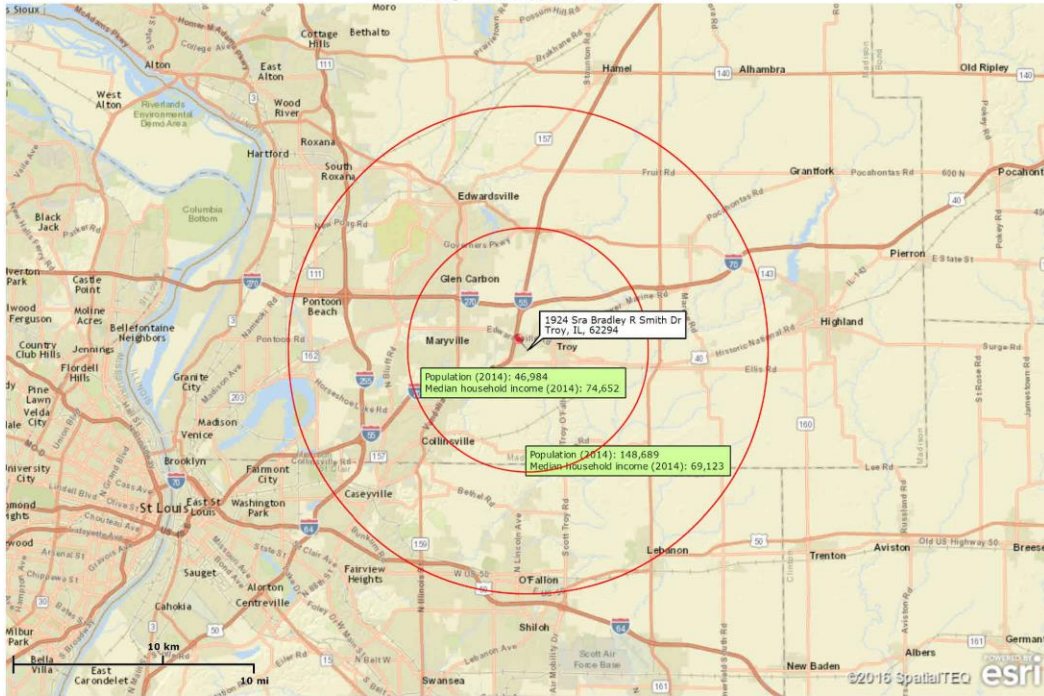
Education Statistics: Troy is served by one high school, one middle school, two elementary schools in public education and one parochial grade school.

- Average graduation rate - 88.5%
- Average student to teacher ratio - 20.2 to 1
- College-bound grads highest in county, 2014
- [Triad CUSD Education Statistics](#)
- [Illinois Interactive Report Card](#)

Success factors, with your home or business in Troy:

- People and businesses are moving to Troy because of its central location, and because of its outstanding school district, delivering a great product at a modest cost.
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- And they like the convenience of the 3 interstates and 2 intersections. Every single one of our present tenants and all of our prospects cite this as a critical factor.
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- The Master Storm Water Detention basin has a wonderful double purpose....that of a private pedestrian park. And it's done...no part of the project will have to create its own.
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- In all instances, the developers intend beauty and comfort. As the whole matures, careful landscaping will be added in beautification. (See "The Developers" for a resume of previous experience.)
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- Local support by the city and the local chamber of commerce is excellent....small enough to involve you, large enough to serve well. The leadership is simply outstanding.
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Troy - 5 nd 10 mile radii



Within the 5 mile circle, 2014 population was 46,984, and Median Annual Income: \$74,652. Within the 10 mile circle, 2014 population was 148,689, with Median Annual Income: \$69,123.

Within the 10 minute drive time, the 2014 population was 28,182, and the Median Annual Income was \$73,490.

This data re-stated as the map data isn't as clear as we would like. We'll re-work when we get time.

We can also do custom searches, using different circles, or different drive times. Just please request it of Merrill; (Merrill@homerelo.com, 781-1822)

Troy - 10 Minute Drive Time

