

# JACKSON TRAIL BUSINESS PARK

<b>AVAILABLE ACREAGE:</b>	15.34 acres
<b>LOCATION:</b>	Located on the south side of the City of Jackson, just west of State Highway 25.
<b>SITE TOPOGRAPHY:</b>	Level
<b>CURRENT USE:</b>	Commercial and Agricultural
<b>ZONING:</b>	C-2, General Commercial
<b>ENTERPRISE ZONE:</b>	No
<b>TIF DISTRICT:</b>	No
<b>HIGHWAY ACCESS:</b>	Jackson Trail Drive off State Highway 25 serves site, Interstate 55 is approximately 5 miles from site.
<b>RAIL ACCESS:</b>	Burlington Northern-Santa Fe Railroad, approximately 11 miles from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 12 miles from site.
<b>AIRPORT ACCESS:</b>	Cape Girardeau Regional Airport, approximately 11 miles from site.
<b>ELECTRICITY:</b>	City of Jackson will serve the site
<b>NATURAL GAS:</b>	United Cities Gas Company will serve the site
<b>WATER:</b>	City of Jackson, 8" line on site
<b>SEWER:</b>	City of Jackson, 15" line on site
<b>PRICE:</b>	Negotiable
<b>OWNER:</b>	Local Businessmen
<b>CONTACT:</b>	Jim Roach, City Administrator City of Jackson 101 Court Street Jackson, MO 63755 Phone: 573-243-3568 Fax: 573-243-4588 <a href="http://www.jacksonmo.com">www.jacksonmo.com</a>