

# PHEGLEY INDUSTRIAL SITE

<b>AVAILABLE ACREAGE:</b>	389 acres
<b>LOCATION:</b>	Located adjacent to Nash Road Industrial Park on Missouri Route AB (Nash Road) just south of the City of Cape Girardeau.
<b>SITE TOPOGRAPHY:</b>	Level
<b>CURRENT USE:</b>	Agricultural
<b>ZONING:</b>	Not currently zoned, but located within industrial area of Cape Girardeau County
<b>ENTERPRISE ZONE:</b>	Yes
<b>TIF DISTRICT:</b>	No
<b>HIGHWAY ACCESS:</b>	Missouri Route AB (Nash Road) serves site. Interstate 55 is approximately 1.5 miles from site.
<b>RAIL ACCESS:</b>	Spur of Burlington Northern-Santa Fe Railroad serves site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 6.6 miles from site.
<b>AIRPORT ACCESS:</b>	Cape Girardeau Regional Airport, approximately 1.4 miles from site.
<b>ELECTRICITY:</b>	Ameren UE, 12,000 volt line located just across Nash Road, 34,500 volt line located just east across County Road 217, interruptible service available
<b>NATURAL GAS:</b>	Ameren UE, 3" line adjacent to site, interruptible service available
<b>WATER:</b>	City of Cape Girardeau, 12" line adjacent to site
<b>SEWER:</b>	Greater Cape Girardeau Industrial Sewer District, 12" line adjacent to site
<b>PRICE:</b>	\$4,500 to \$6,500 per acre depending on size of parcel purchased, \$1,600,000 for entire 389 acres (\$4,113 per acre)
<b>OWNER:</b>	Phegley Family
<b>CONTACT:</b>	D. Mitch Robinson, CED, Executive Director Cape Girardeau Area Industrial Recruitment Association 1267 N. Mount Auburn Road Cape Girardeau, MO 63701 Phone: 573-334-5000 Email: <a href="mailto:cgaira1@idd.net">cgaira1@idd.net</a> <a href="http://www.capeareaeconomicdevelopment.com">www.capeareaeconomicdevelopment.com</a>