

BLACK RIVER ELECTRIC BUSINESS PARK

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| AVAILABLE ACREAGE: | 2-15 acre lots |
| LOCATION: | Located on west side of U.S. Highway 67 just west of Fredericktown city limits. |
| SITE TOPOGRAPHY: | Level to rolling |
| CURRENT USE: | Agricultural |
| ZONING: | Not currently zoned |
| ENTERPRISE ZONE: | No |
| TIF DISTRICT: | Yes |
| HIGHWAY ACCESS: | Adjacent to U.S. Highway 67 just north of State Highway 72. |
| RAIL ACCESS: | Union-Pacific Railroad, approximately 20 miles from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis. |
| RIVERPORT ACCESS: | Southeast Missouri Regional Port, approximately 56 miles from site. |
| AIRPORT ACCESS: | Fredericktown Regional Airport, approximately 5 miles from site, 4,000' lighted asphalt runway, fuel and repair service available. |
| ELECTRICITY: | Black River Electric. 3 phase, 14,400 volts on site, interruptible service not available |
| NATURAL GAS: | Missouri Natural Gas will serve site |
| WATER: | Madison County PWSD No. 1, 6" line on site |
| SEWER: | Black River Electric, 8" line on site |
| PRICE: | Negotiable |
| OWNER: | Black River Electric Coop |
| CONTACT: | John Singleton Manager of Marketing Black River Electric Coop P.O. Box 31 Fredericktown, MO 63645 Phone: 573-783-3381 Phone: 1-800-392-4711 email: jsingleton@brec.coop |