

# FREDERICKTOWN BUSINESS PARK

<b>AVAILABLE ACREAGE:</b>	± 130.3 acres
<b>LOCATION:</b>	Located on the west side of the City of Fredericktown, adjacent to U.S. Highway 67.
<b>SITE TOPOGRAPHY:</b>	Level to rolling
<b>CURRENT USE:</b>	Vacant
<b>ZONING:</b>	I-3, Planned Industrial Park
<b>ENTERPRISE ZONE:</b>	Yes
<b>TIF DISTRICT:</b>	Yes
<b>HIGHWAY ACCESS:</b>	Adjacent to U.S. Highway 67 just north of State Highway 72.
<b>RAIL ACCESS:</b>	Union-Pacific Railroad, approximately 20 miles from site. Nearest containerized rail transfer facility and piggyback service is in St. Louis.
<b>RIVERPORT ACCESS:</b>	Southeast Missouri Regional Port, approximately 56 miles from site.
<b>AIRPORT ACCESS:</b>	Fredericktown Regional Airport, approximately 5 miles from site, 4,000' lighted asphalt runway, fuel and repair service available.
<b>ELECTRICITY:</b>	City of Fredericktown will serve site
<b>NATURAL GAS:</b>	Missouri Natural Gas will serve site
<b>WATER:</b>	Madison County PWSD No. 1, 4" line on site, City of Fredericktown will also serve site
<b>SEWER:</b>	City of Fredericktown, 8" line on site
<b>PRICE:</b>	\$15,000 per acre, negotiable
<b>OWNER:</b>	City of Fredericktown
<b>CONTACT:</b>	Tim Morgan City Administrator 124 W. Main Fredericktown, MO 63645 Phone: 573-783-3683 email: <a href="mailto:tim@cityoffredmo.net">tim@cityoffredmo.net</a>