

BLACK RIVER ELECTRIC BUSINESS PARK

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
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