

FREDERICKTOWN BUSINESS PARK

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| AVAILABLE ACREAGE: | ± 130.3 acres |
| LOCATION: | Located on the west side of the City of Fredericktown, adjacent to U.S. Highway 67. |
| SITE TOPOGRAPHY: | Level to rolling |
| CURRENT USE: | Vacant |
| ZONING: | I-3, Planned Industrial Park |
| ENTERPRISE ZONE: | Yes |
| 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: | City of Fredericktown will serve site |
| NATURAL GAS: | Missouri Natural Gas will serve site |
| WATER: | Madison County PWSD No. 1, 4" line on site, City of Fredericktown will also serve site |
| SEWER: | City of Fredericktown, 8" line on site |
| PRICE: | \$15,000 per acre, negotiable |
| OWNER: | City of Fredericktown |
| CONTACT: | Tim Morgan City Administrator 124 W. Main Fredericktown, MO 63645 Phone: 573-783-3683 email: timm@cityoffredmo.net |