

## SEMO Industrial Park

1300 E Outer Rd | Scott City, MO | US | Scott County  
Available Acres: 380 | Lease Terms: None |



<b>Zoning:</b>	Industrial-Light
<b>Topography:</b>	Cleared land, minimally sloped
<b>Setting:</b>	Industrial Park
<b>Within City Limits:</b>	Yes
<b>Site Dimensions:</b>	16,552,800 Sq Ft
<b>Specialty Features:</b>	Opportunity Zone, Fiber, New Market Tax Credit
<b>Sale Price Note:</b>	Will subdivide
<b>Lease Terms:</b>	None
<b>Lease Rate Note:</b>	Rate TBD
<b>Last Updated:</b>	Aug 20, 2024

## Economic Development Contact

**Shad Burner**  
SEMO REDl  
220 N. Fountain  
Cape Girardeau, MO 63701  
| shad.burner@semoredi.com

## Realtor/Owner Contact

**Tom Kelsey**  
Lorimont  
573-334-5200 | tkelsey@lorimont.com

## Property and Area Description

With many choices for businesses, SEMO Industrial Park stands out as one of the top choices in Missouri for many reasons. First and foremost, we provide a variety of benefits for businesses. One being our convenient location in Southeastern Missouri. Just minutes from Cape Girardeau, and mid-way between St. Louis and Memphis. The property is situated in a major transportation hub, which offers easy access to regional, national and international markets, which can lead to more opportunities for your growth and expansion needs. The SEMO Industrial Park offers 380 acres of shovel-ready dirt along with an infrastructure in place to support all your development or expansion needs. The park offers a total of 33 lots for a single owner's use ranging from 5 to 20 acres, perfect for businesses of all sizes. The infrastructure will consist of roads, sewers, water, gas, and electricity. Please visit our Site: <http://www.semoip.com>

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

## Transportation

**Nearest Highway:** MO-AB (Adjacent mi.)

**Nearest Interstate:** I-55 (1.8 mi.)

**Ingress/Egress Notes:** SEMO Industrial Park is located along I-55 at exit 91. The main entrance to the park is located at Old Hwy 61 E Outer Road. The second entrance to the park will be located on Route AB / Nash Road. It is well-positioned geographically to serve all your distribution needs.

**Nearest Airport:** Cape Girardeau Regional Airport (2.8 mi.)

**Nearest Commercial Airport:** Cape Girardeau Regional Airport (2.8 mi.)

**Rail Served:** No

**Rail Served By:** BNSF Railway, Union Pacific Railroad

**Rail Type:** Active

**Rail Accessible:** No

**Rail Infrastructure in Place:** Yes

## Utilities

**Electric:** Ameren Missouri

**Natural Gas:** Ameren Missouri

**Water:** Scott City

**Sewer:** Scott City

**Telecommunications:** Spectrum/AT&T

## Property Images



**Subash Alias | CEO | Missouri Partnership**  
**120 S. Central Ave, Suite 1535 | Saint Louis, MO 63105 | (877) 725-0949 | [Subash@MissouriPartnership.com](mailto:Subash@MissouriPartnership.com)**