



542 ACRE INDUSTRIAL SITE

ORAN, MO 63771

FOR SALE

Presented By:

MATT HUBER

573.334.5200
mhuber@lorimont.com

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Strategic location for industrial operations
- Ample space for development
- Robust utility capacity onsite
- Convenient rail access for logistics
- Ideal for distribution and manufacturing
- Flexible layout for customization
- Transmission electric onsite
- Transmission natural gas onsite
- County 8" water line within 1,000 feet of site
- City wastewater treatment lagoon adjacent
- 8,000 ft of rail line adjacent to property line
- 10 minutes/15 miles to Interstate 55

PROPERTY DESCRIPTION

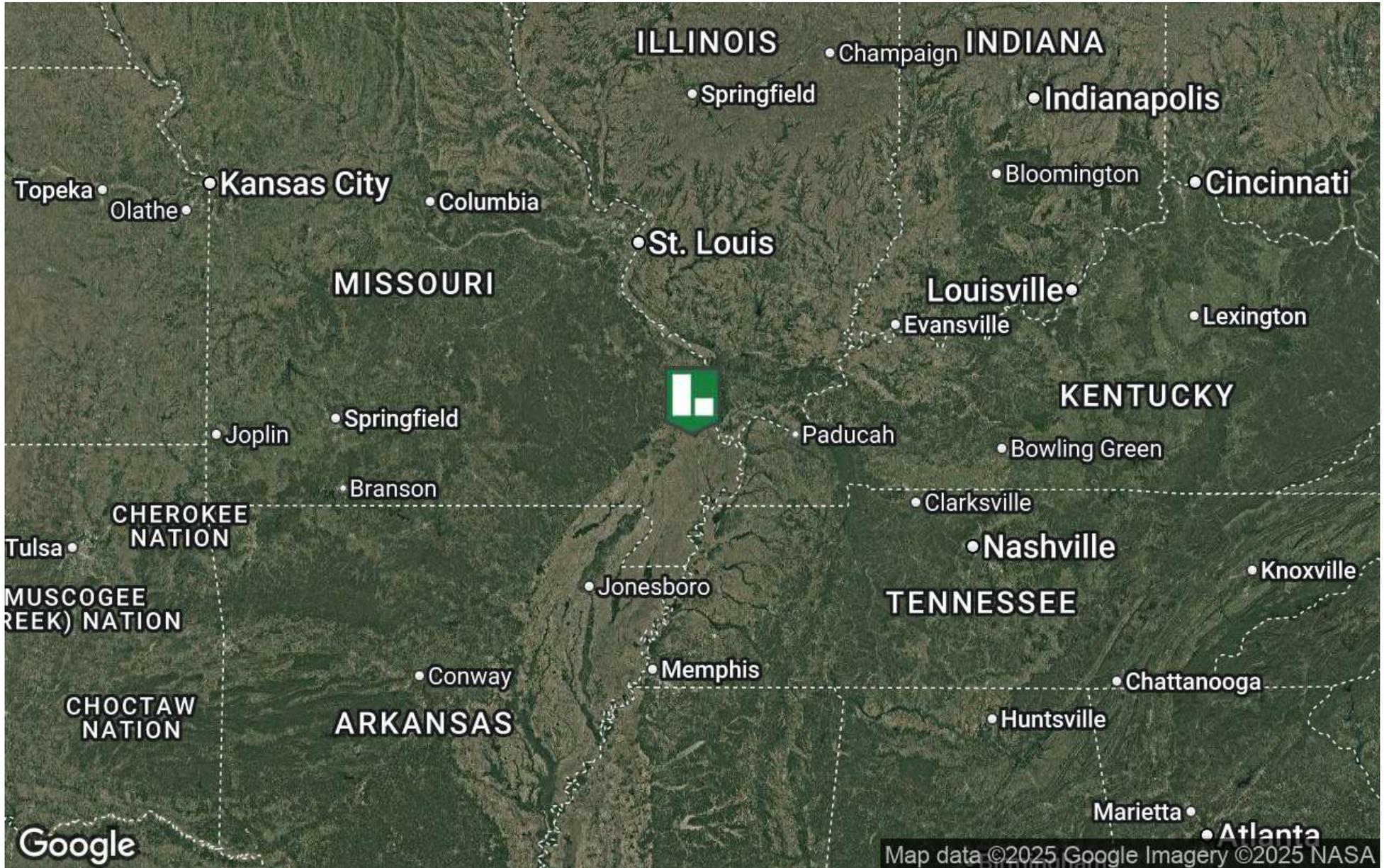
This exceptional industrial property boasts robust utility capacity and convenient rail access onsite. With the infrastructure in place to support industrial operations, this property is well-equipped to meet the demands of industrial activities. The onsite rail access provides a strategic advantage for transportation and logistics, facilitating efficient movement of goods and materials. These features make the property an ideal choice for industrial investors seeking a location with strong utility capabilities and seamless rail connectivity to support their operational needs.

OFFERING SUMMARY

Sale Price:	\$16,260,000
Lot Size:	542 Acres

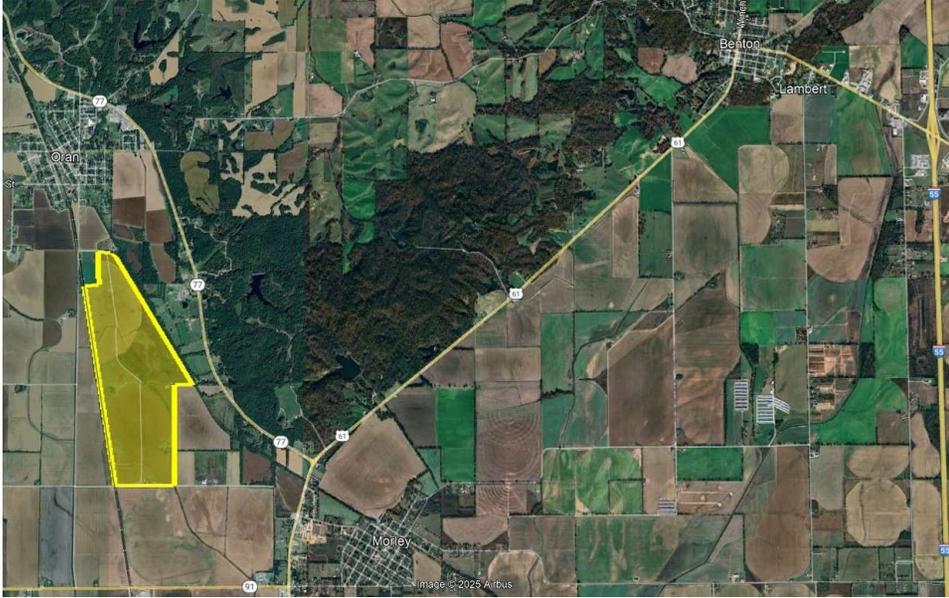
Presented By: **MATT HUBER** | mhuber@lorimont.com

LOCATION MAP



Presented By: **MATT HUBER** | mhuber@lorimont.com

ADDITIONAL PHOTOS



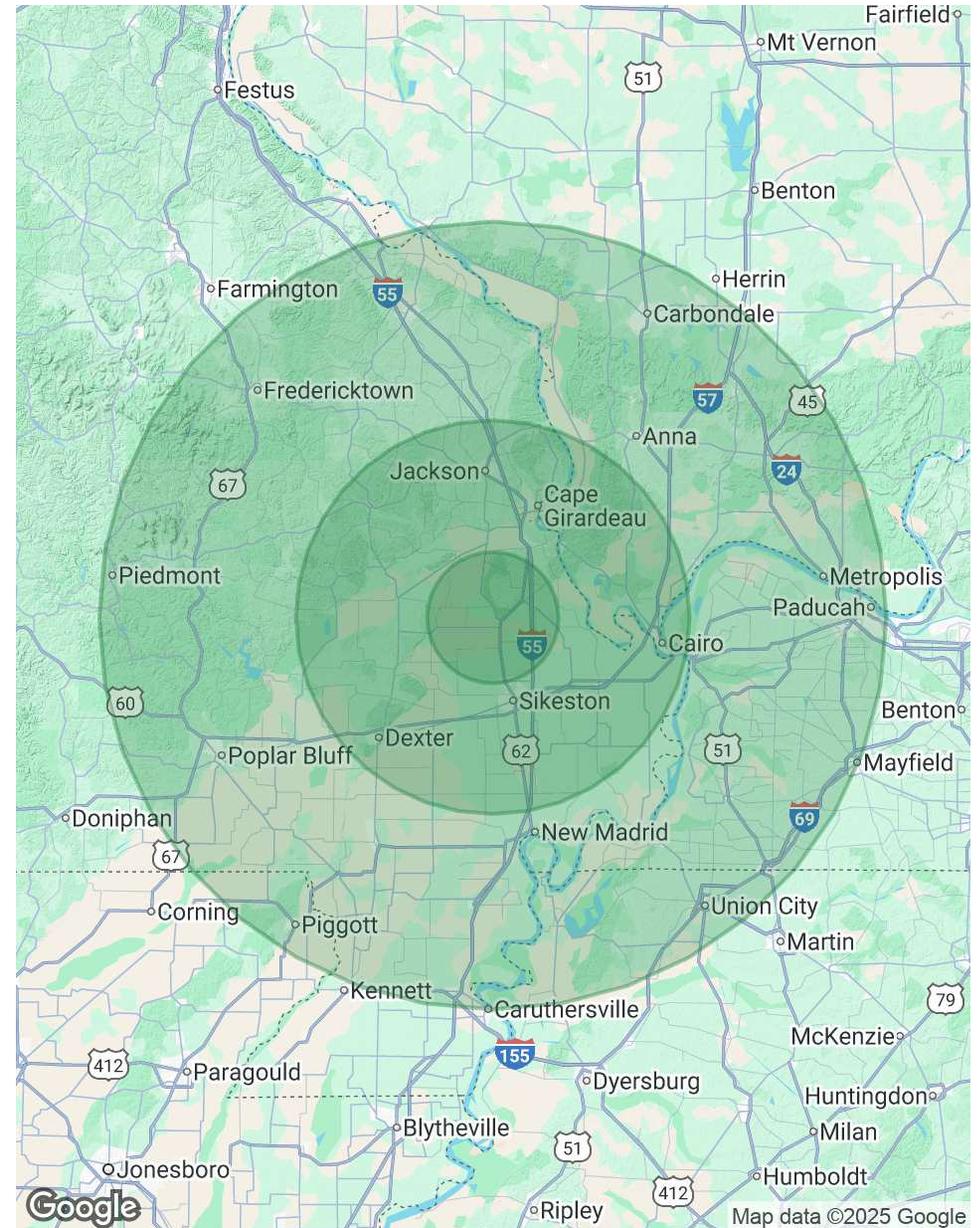
Presented By: **MATT HUBER** | mhuber@lorimont.com

DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	30 MILES	60 MILES
Total Population	14,944	164,797	509,314
Average Age	41	41	42
Average Age (Male)	40	40	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	10 MILES	30 MILES	60 MILES
Total Households	5,938	67,067	207,489
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$86,163	\$77,974	\$76,958
Average House Value	\$221,129	\$208,609	\$200,772

Demographics data derived from AlphaMap



Presented By: **MATT HUBER** | mhuber@lorimont.com

MATT HUBER



MATT HUBER

Commercial REALTOR®

mhuber@lorimont.com

Direct: **573.334.5200** | Cell: **573.510.3993**

MO #2023031239

PROFESSIONAL BACKGROUND

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

Lorimont Commercial Real Estate

276 S. Mount Auburn Rd <https://www.lorimont.com/>

Cape Girardeau, MO 63703

573.334.5200

Presented By: **MATT HUBER** | mhuber@lorimont.com