

FOR SALE

103 AC

Development Opportunity

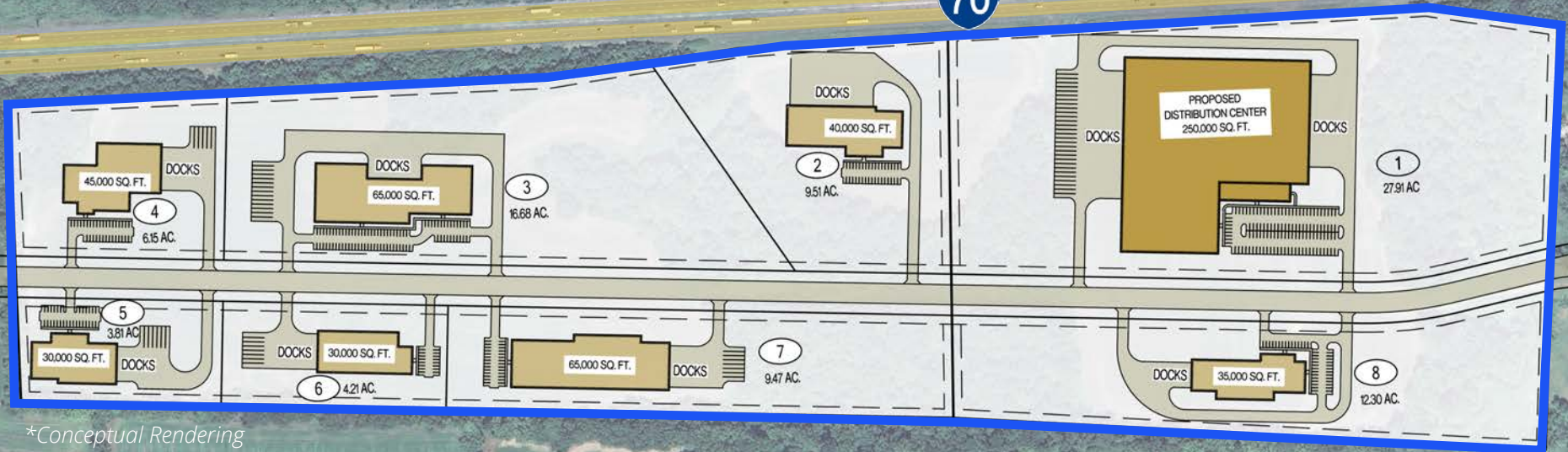
Windsor Place Business Park

Boonville, MO 65233



Click to view
Property Video

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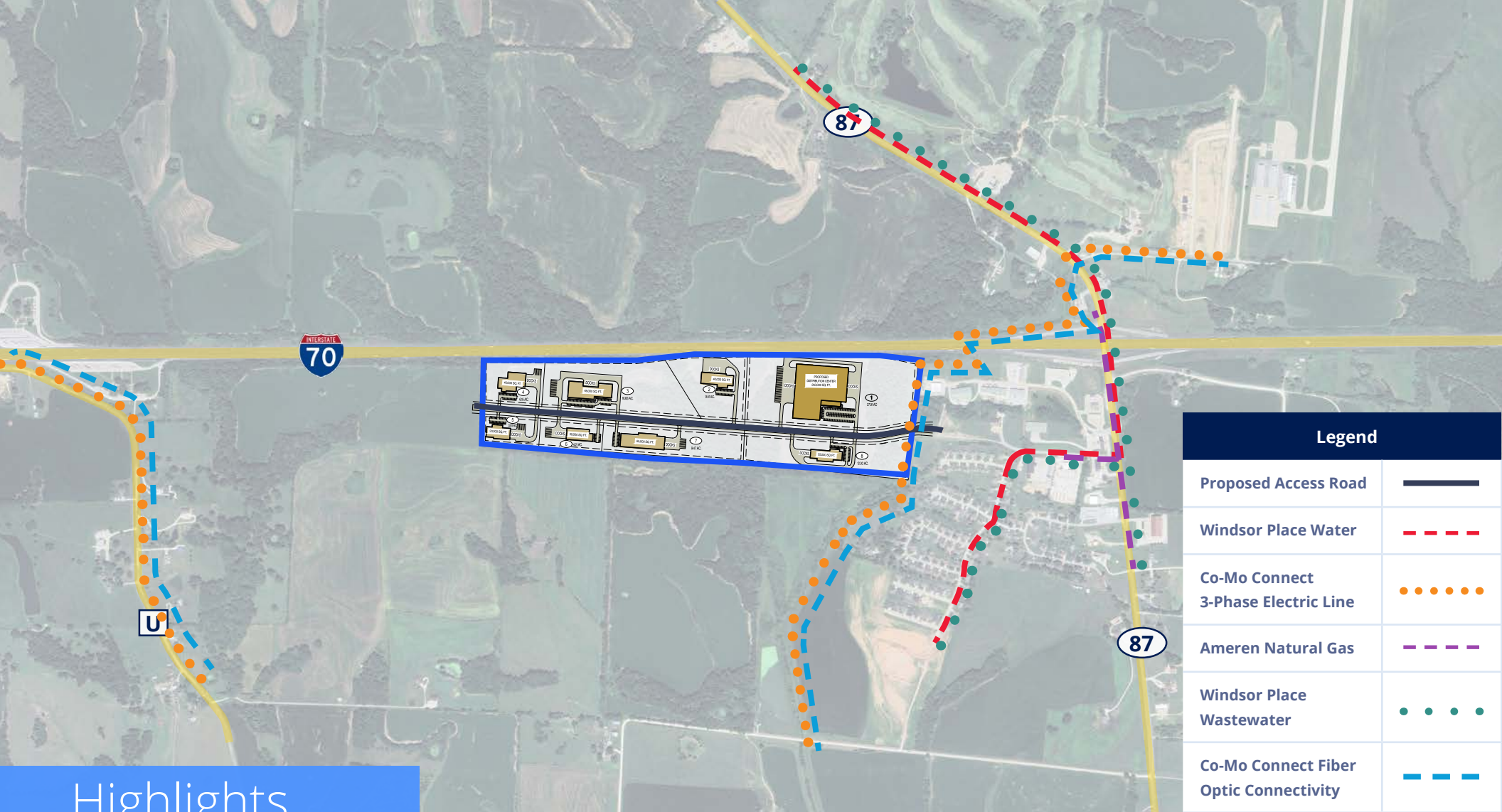


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Legend	
Proposed Access Road	
Windsor Place Water	
Co-Mo Connect 3-Phase Electric Line	
Ameren Natural Gas	
Windsor Place Wastewater	
Co-Mo Connect Fiber Optic Connectivity	

Highlights

- 103 total available acres (90 acres certified)
- Site is divisible
- Zoning Restrictions: None
- All due diligence complete
- One mile of Interstate 70 frontage

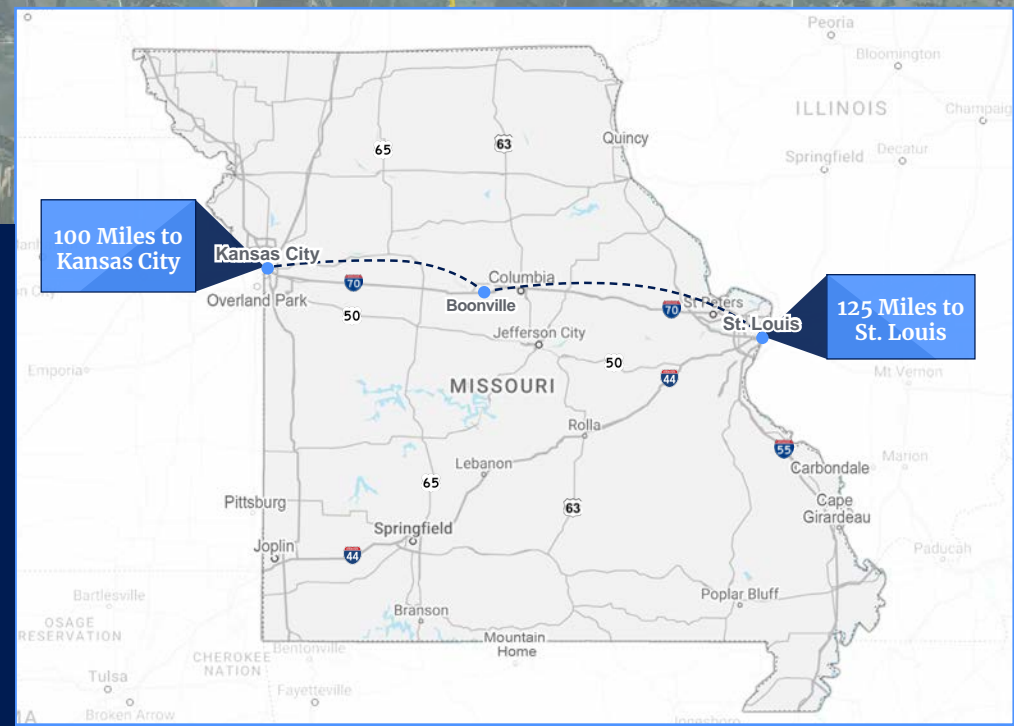
- All utilities available to site
- Conveniently located in Central Missouri and offering direct access to major distribution corridors, making it an ideal hub for regional and national logistics operations

Sale Price:
\$30,000 per acre



Location Overview

Boonville, Missouri offers a strategic location for industrial operations, positioned midway between two of the state's largest economic hubs—St. Louis and Kansas City. With direct access to Interstate 70, Boonville is approximately **125 miles from St. Louis** and **100 miles from Kansas City**, enabling efficient transportation of goods, materials, and workforce across the region.





Boonville, Missouri

Boonville, Missouri, is a small city located in Cooper County and centrally located between St. Louis and Kansas City, Missouri. Boonville's central location, access to major highways, a regional airport, and rail service, provides companies in the area with a strategic distribution location with access to a large portion of the United States within 24 hours. Boonville currently has a total population of 7,810 and has seen a modest but consistent growth indicating a healthy level of residential stability and attractiveness.

Housing in Boonville is relatively affordable, with a median home value of \$173,400 and a median rent of around \$776 per month. About 68% of residents own their homes. The cost of living is significantly below the national average, making it an attractive location for families and retirees. The local economy is supported by sectors such as retail, healthcare, and construction, with a median household income of \$51,321 and a poverty rate of 12.4%.

Education levels are solid, with nearly 89% of adults holding at least a high school diploma and over 22% having a bachelor's degree or higher. The average commute time is about 25 minutes, and most residents drive alone to work. Boonville maintains a relatively low crime rate and has a modest police force, contributing to a sense of safety and community stability.



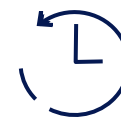
7,810
POPULATION



3,037
HOUSEHOLDS



\$73,958
AVG HH INCOME



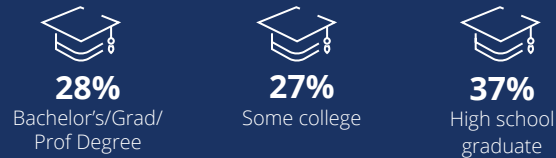
41.0
MEDIAN AGE



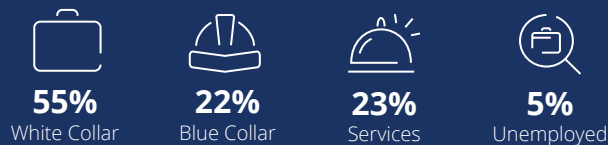
396
NO. OF BUSINESSES

Workforce Summary

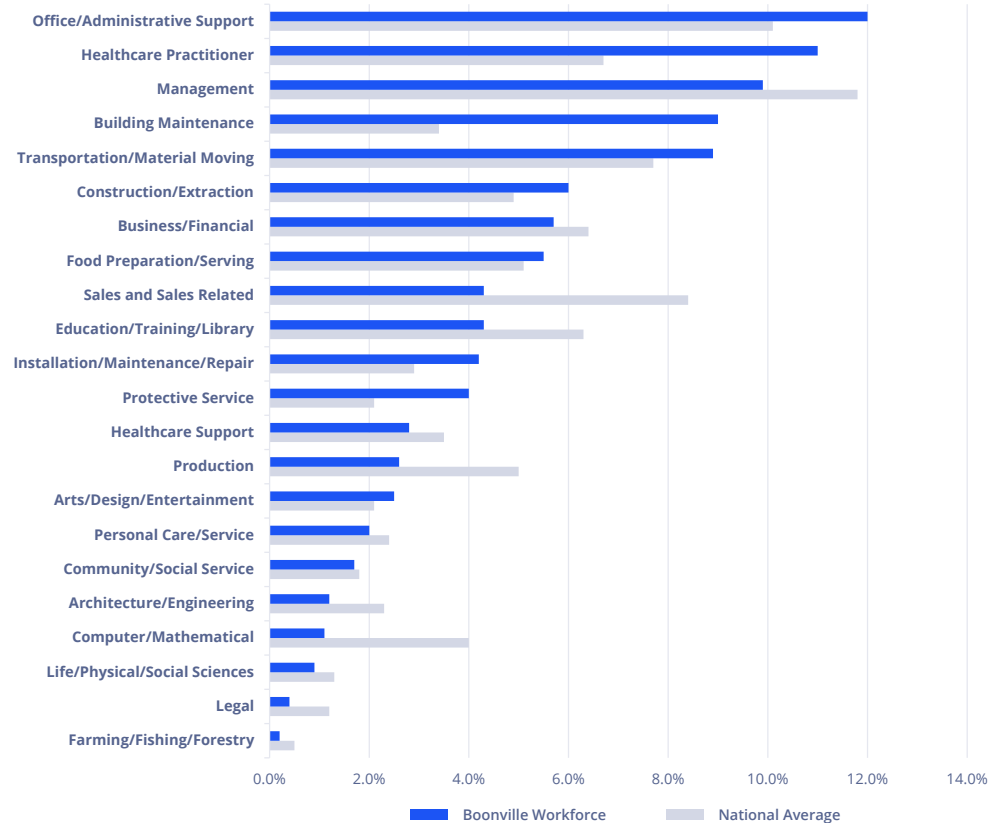
Education Level



Employment by Sector



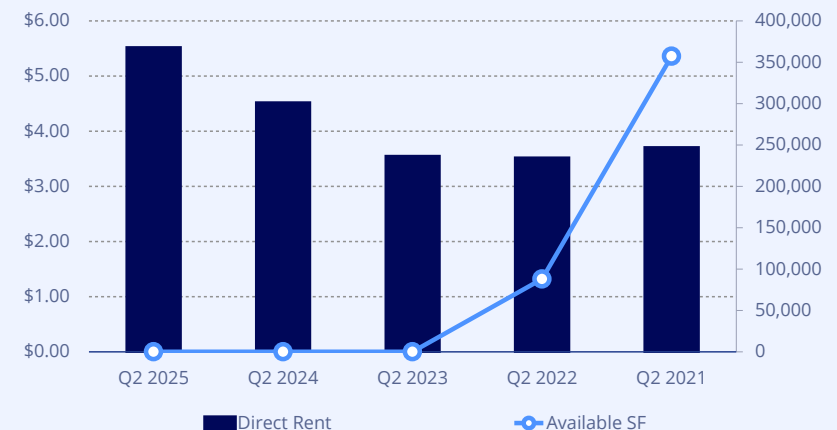
Occupation by Industry



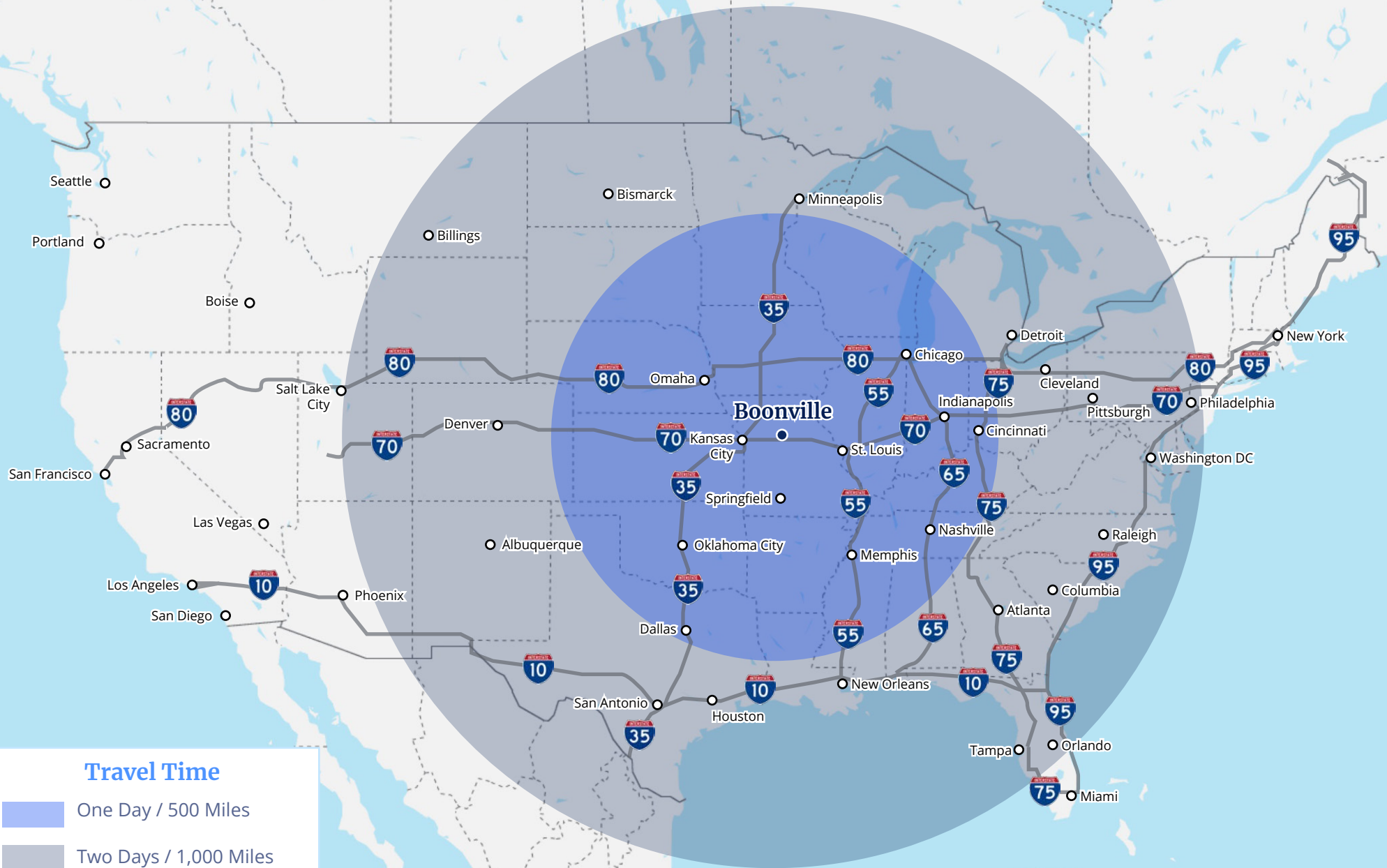
Boonville Industrial Market

The Boonville, MO industrial market has maintained a stable inventory of approximately 1.09 million square feet, with occupancy rates consistently above 91% in recent quarters. While vacancy rose from 0% to 8.1% in late 2024 and has remained elevated, rental rates have continued to climb—from \$3.53/SF in 2023 to \$5.50/SF in Q3 2025—indicating strong pricing power and demand resilience.

This combination of rising rents, limited leasing activity, and no recent construction suggests a gap in modern industrial supply. For developers, this presents a strategic opportunity to build a large industrial facility that meets current market needs and captures demand in a region with proven absorption history and upward rental momentum.



Trucking Distance



* Based on recommended daily travel distance of 500 miles per day

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