



# INDUSTRIAL LAND TRACTS AVAILABLE

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SOUTHEAST MISSOURI INDUSTRIAL PARK

FOR SALE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Conveniently Located On Interstate-55
- Infrastructure – Roads, Sewer, Water, Electric, Gas.
- Nearby Access to several Major Highways
- Cape Girardeau Regional Airport just on the other side of I-55
- Within 3 miles of SEMO Port offering slackwater harbor, public terminals, and switching railroad (UP, BNSF)
- 15 year real property tax abatement starting at 90%
- Construction materials sales and use tax exemption
- Manufacturing equipment sales tax exemption
- Missouri Works State payroll tax abatement available
- Missouri One Start Workforce training dollars available

### PROPERTY DESCRIPTION

SEMO Industrial Park is in an area designed for industrial and commercial development. It's located in Northern Scott County adjacent to Cape Girardeau County which allows businesses and manufacturers easy access to resources such as infrastructure, transportation, utilities and a strong work force. The purpose of this park is to promote economic growth and attract new businesses. Our target customer base is manufacturing, utilities, transportation & logistics, office/warehouse, flex space, retail, distribution and hospitality services.

The SEMO Industrial Park offers 380 acres of ready-to-go land sub-divided into lots ranging from 5 to 20 acres, perfect for businesses of all sizes. The infrastructure will consist of roads, sewers, water, gas, and electricity to fit potential customers' needs. In addition to SEMO Park's exceptional location, it has easy access to interstate 55 and highway 61 assisting with the transportation of people, goods, and services. The park is within close proximity to Cape Girardeau Regional Airport, and less than 3 miles from SEMO Port which offers river and rail traffic.

Scott City has approved Chapter 100 for the entire site that gives significant benefits to new owners. This incentive provides 15 years of real property tax abatement on the following schedule: 90% - 5 years, 85% - 5 years, 75% - 5 years. Additionally, this tool abates sales tax on all construction material and tangible personal property for the project.

Whether you are looking for a new location for your operations or seeking to expand, SEMO Industrial Park has the solution for your company to support all your future growth plans.

For more information visit [www.semoip.com](http://www.semoip.com)

## LOCATION MAP



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## ADDITIONAL PHOTOS



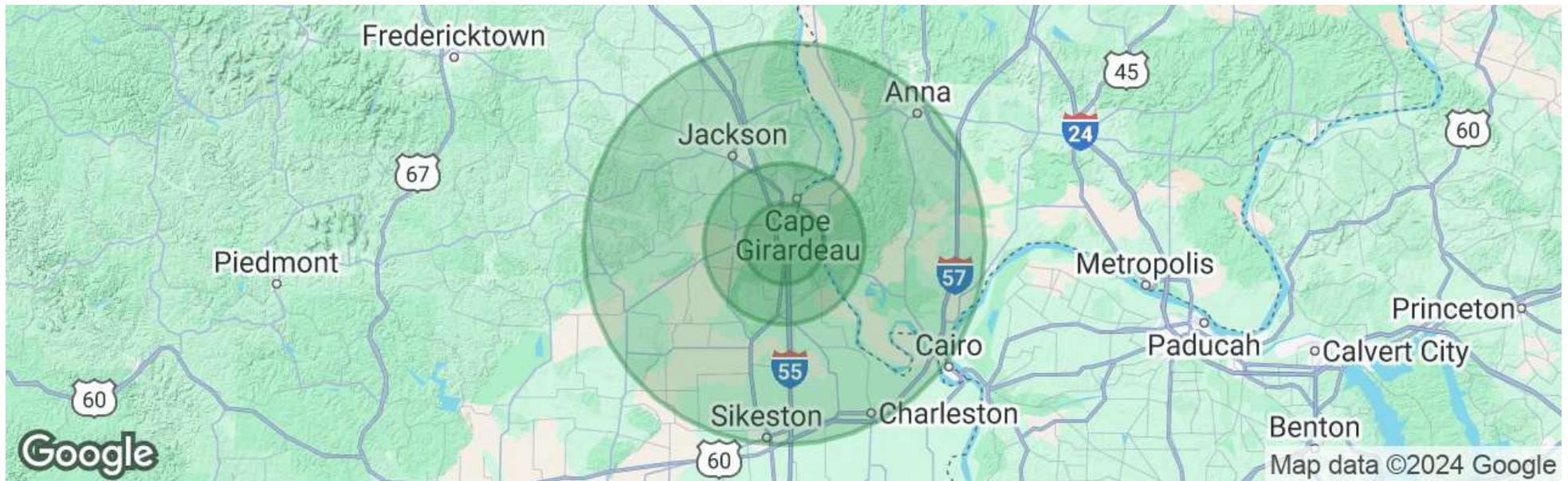
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# SURROUNDING BUSINESSES MAP



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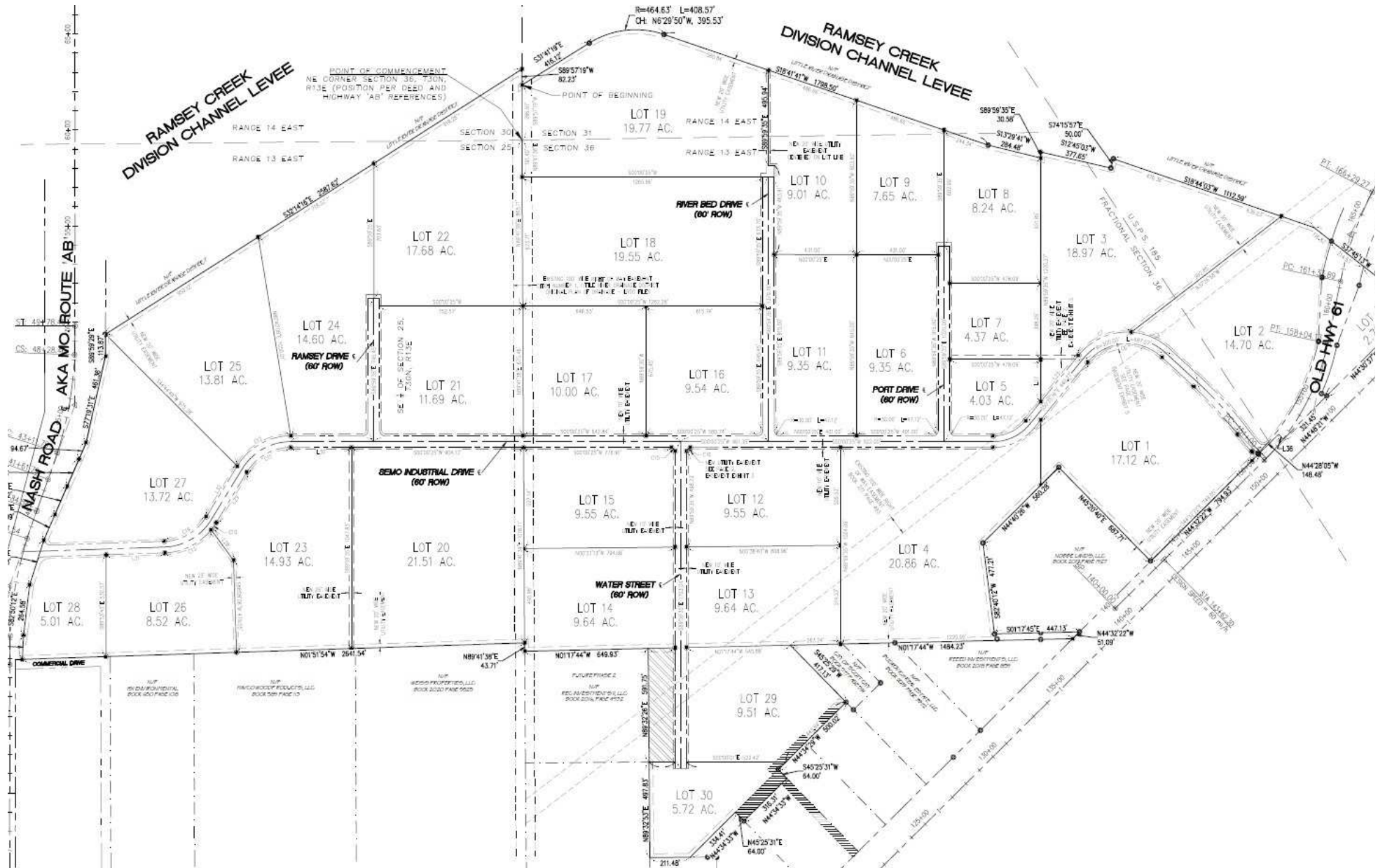
## DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	15,487	60,907	163,565
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	6,448	24,791	66,107
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$63,989	\$78,267	\$82,001
Average House Value	\$200,258	\$243,351	\$216,902



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## MEET THE TEAM



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