



## Available Site : Progress Parkway 14 Acres



### **DESCRIPTION**

14 acres of undeveloped greenspace with road frontage on Progress Parkway. Approximately 11 acres developable.

### **PROXIMITY TO INTERSTATE**

From exit 150 go east 5 miles to Progress Parkway, turn right and the property will be 2000 feet on the left hand side.

### **LONGITUDE AND LATITUDE**

37.955191, -90.060398



## SITE INFORMATION

- **Total Acreage:** 14.29
- **Number of Acres Certified:** n/a
- **Price per Acre or Lease Price of Certified Acres:** \$25,000

## SITE DEVELOPMENT INFORMATION

### LAND DETAILS

- **Prior Use:** Agricultural
- **Current Use:** Corn Crop
- **Adjacent Land Uses:** Agricultural, Restaurant, Residential, Water Park
- **Environmental:** Land has been used for farming
- **Structures:** None
- **Zoning:** General Commercial/ Residential

### TYPOGRAPHY

- **Minimum Typographic Elevation:** 520
- **Maximum Typographic Elevation:** 560
- **Max Elevation Change:** 20-26 ft.
- **Percent of Slope:** 7%
- **Type of Growth/Foliage:** grass/trees

### UTILITIES

- **Water On-Site:** yes
- **Water Provider and Contact:** City of Ste. Genevieve
- **Water Capacity:** 1.5m gpd
- **Wastewater On-Site:** yes
- **Wastewater Provider and Contact:** City of Ste. Genevieve
- **Wastewater Capacity:** 750,000 gpd
- **Natural Gas On-Site:** nearby
- **Natural Gas Provider and Contact:** Spire
- **Natural Gas Capacity:** unkown
- **Electricity On-Site:** yes
- **Electric Provider and Contact:** Citizens Electric Corporation
- **Electric Capacity:** Adjoining lot has 12,470 volt 3 phase primary – upgrades negotiable
- **Broadband On-Site:** unknown
- **Broadband Provider(s) and Contact:** Charter/Spectrum

## SITE ACCESSIBILITY

- **Number of Access Points:** 2-Highway 32 and Highway M
- **Number of Roads w/ Access to Site:** 1
- **Traffic Control:** no
- **Other Manufacturing Facilities in Area:** To the east is a leatherworks manufacturer, window plant, airplane parts, and others.

## CLIMATOLOGICAL DATA

No severe weather issues have impacted the site.

## TRANSPORTATION

- **Local FAA Approved Airport:** St. Louis Lambert International Airport
- **Distance to Closest Regional Airport:** 77 miles
- **Transit Time from Site to Airport:** 1 hour 15 minutes
- **Regional Airline Service:** Southwest and others
- **Closest Rail:** UP & BNSF
- **Distance to Rail:** 2 miles
- **Closest Port:** New Bourbon Port Authority
- **Distance to Port:** 4 miles
- **Closest Multilane Highway:** I-55
- **Distance to Multilane Highway:** 5 miles
- **Closest N/S Interstate:** same
- **Distance to N/S Interstate:** same
- **Closest E/W Interstate:** I-44 to the west, I-64 to the east
- **Distance to E/W Interstate:** 45 miles

## POINT OF CONTACT

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