

## Sedalia, MO - Thompson Meadows Industrial Park

Main Street | Sedalia, MO | US | Pettis County

Available Acres: 124.43 |



<b>Zoning:</b>	Industrial-Heavy
<b>Topography:</b>	810 max 770 min
<b>Setting:</b>	Industrial Park
<b>Within City Limits:</b>	Yes
<b>Sale Price Note:</b>	Contact for Current Information
<b>Lease Rate Note:</b>	Contact for Current Information
<b>Last Updated:</b>	Jul 19, 2023

### Site Certification Information

**Certified Site Status:** Yes

**Certified Site:** [Missouri Certified Site](#)

### Economic Development Contact

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### Property and Area Description

Located off of 50 Hwy in Sedalia, MO, this is an exceptional site with several development locations that exist within the Thompson Meadows Industrial Park (TMIP). Not only is this location a Missouri Certified Site that provides a shorter time to market with the increased due diligence and site preparation performed already, it has the following opportunities/benefits: - Great visibility from U.S. 50 Highway - Surrounded by warehouses and light industrial, several with solar panels - Daycare, walking trails and lakes located in the Park - Park-like atmosphere with quick access to highway and labor market - 100% water detention already in place, increasing time to market - No flood plain in the park - Property owned by Sedalia Pettis County Community Service Corporation for the purpose of economic development opportunities providing significant flexibility and 100% real property tax abatement - Zone M2 Heavy Industrial - All utilities and infrastructure are available within the park including multiple fiber providers - Located less than 5 minutes from great dining and shopping amenities - Located 5 miles from Sedalia Regional Airport - Located within City of Sedalia, an A+ rated city - Located within a Severely Distressed New Market Tax Credit tract and Foreign Trade Zone - Within Enhanced Enterprise Zone, which provides up to 100% real property tax abatement on building improvements and additional construction - Interstate 70 - 15 minutes to and from property - 4 Lane US Highway 50 (East/West) runs along the Northern perimeter of property

### Population

	<b>64,376</b>	<b>134,920</b>	<b>774,333</b>
	20 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

### Households

	<b>24,977</b>	<b>51,389</b>	<b>307,168</b>
	20 Mile Radius	30 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** US Highway 50 (0.25 mi.)

**Nearest Interstate:** Interstate 70 (18.00 mi.)

**Nearest Airport:** Sedalia Regional Airport (7.00 mi.)

**Nearest Commercial Airport:** Kansas City International Airport (115.00 mi.)

**Rail Served:** No

**Rail Served By:** Other

**Rail Infrastructure in Place:** No

### Utilities

**Electric:** Evergy - John Engelmann

**Natural Gas:** Liberty Utilities

**Water:** Sedalia Water Department

**Sewer:** Sedalia Public Works Department

Property Images





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