



Zoning:	None, Industrial-Light
Topography:	rolling
Setting:	Mixed-Use Business Park
Within City Limits:	No
Site Dimensions:	Parcels of varies sizes
Specialty Features:	None
Sale Price:	\$15,000
Lease Terms:	Unknown
Last Updated:	Mar 5, 2024

Economic Development Contact

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Property and Area Description

Heritage Business Park spans over 150 acres of enhanced enterprise zone adjacent to the West Plains Municipal Airport and within easy driving distance from West Plains, Willow Springs, and Mountain View, MO. Whether beginning a new business or relocating your current business, Heritage Business Park is the right place for you!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: U.S. Highway 63 (on highway mi.)
Nearest Interstate: Interstate 44 (100.00 mi.)
Ingress/Egress Notes: The Heritage Business Park was developed adjacent to U.S. Highway 63. U.S. 63 is a divided four-lane highway with at-grade crossings. There are three entrances into the Business Park from U.S. 63. These entrances are not controlled by stoplights. Average Annual Daily Traffic on US Highway 63 at the Heritage Business Park in 2014 is 10,963 total vehicles with 1,971 commercial vehicles. Inside the park, the parcels are accessed by paved asphalt roadways. The roads inside the park are 40 feet wide and are designed to carry heavy commercial and industrial traffic and are in good condition. Access inside the business park is controlled by roadway signage—no stoplights exist inside or adjacent into the park
Nearest Airport: West Plains Regional Airport (on site mi.)
Nearest Commercial Airport: Springfield/Branson International (100.00 mi.)
Rail Served: No
Rail Served By: BNSF Railway
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: Howell - Oregon Electric Power Cooperative
Natural Gas: Summit Natural Gas
Water: City of West Plains
Sewer: City of West Plains
Telecommunications: SHO-ME Technology / Century Llnk

Property Images

