

EXISTING UTILITY MAP



Zoning:	None
Topography:	Flat to Rolling
Setting:	Agricultural Land
Within City Limits:	Yes
Sale Price:	\$2,575,000
Sale Price Note:	Negotiable/ Will subdivide
Lease Rate Note:	Negotiable
Last Updated:	Jun 26, 2025

Site Certification Information

Certified Site Status: Yes

Economic Development Contact

Jennifer Presberry  
Co-Mo Connect: Powered by Co-Mo Electric Cooperative  
29868 MO-5  
Tipton, MO 65081  
(573) 284-5656 | jpresberry@co-mo.coop

Jim Gann  
Boonslick Community Development Corporation  
401 Main Street  
Boonville, MO 65233  
(660) 882-4001 | jim.gann@boonville-mo.org

Property and Area Description

103.14 Acres of Prime Development Property Adjacent to I-70 with frontage. Centrally located between St. Louis and Kansas City with access to all major U.S. markets. Located in the Village of Windsor. Owners will subdivide to meet your needs.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

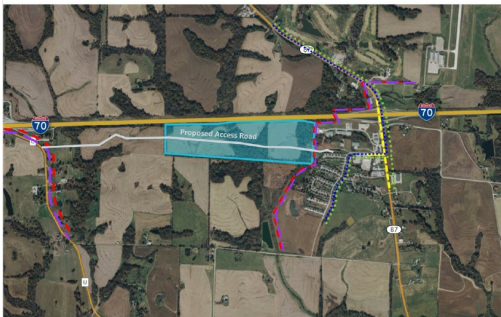
**Nearest Highway:** Interstate 70 (0.00 mi.)  
**Nearest Interstate:** Interstate 70 (0.25 mi.)  
**Nearest Airport:** Boonville Municipal Airport (1.00 mi.)  
**Nearest Commercial Airport:** Columbia Regional Airport (25.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Union Pacific Railroad  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** No  
**Rail Contact:** Kate Betsworth  
**Rail Contact Phone:** 402-544-3237  
**Rail Contact Email:** kmbetswo@up.com

Utilities

**Electric:** CO-MO Electric- Jennifer Presberry  
**Natural Gas:** Ameren Missouri - Holly Wipfler  
**Water:** Consolidated PWSD #1  
**Sewer:** Village of Windsor Place  
**Telecommunications:** CO-MO Connect- Jennifer Presberry

# Property Images

## EXISTING UTILITY MAP



Utilities - Map Key	
Windsor Place Existing Water	*****
Co-Mo Connect 3-Phase Distribution Line	---
Ameren Natural Gas	---
Windsor Place Wastewater	*****
Co-Mo Connect Fiber Optic Connectivity	---

