



Zoning:	Agriculture
Topography:	Flat
Adjacent Available Acres:	225.8
Setting:	Agricultural Land
Within City Limits:	Yes
Site Dimensions:	4700' X 5826'
Specialty Features:	Enterprise Zone
Sale Price:	\$20,000
Lease Terms:	Unknown
Lease Rate Note:	Owners will consider lease as well
Last Updated:	May 29, 2025

Economic Development Contact

Mark W. Dawson, CEcD
Greater Clinton Area Chamber of Commerce
200 S. Main St.
Clinton, MO 64735
| mark@clintonmo.com

Property and Area Description

Agricultural land adjacent to 4 lane major highway and Union Pacific Railroad. All utilities on site or adjacent to site. Property strategically located close to KC Metro market for work commuters and major city amenities. Civilian Labor Force within 50 mile commute of 212,590. 568 Missouri Licensed engineers within 50 mile radius of site. Property has approximately 25 acres in Flood Zone A. Property located within an Enhanced Enterprise Zone (EEZ) and New Market Tax Credit Eligible Area.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

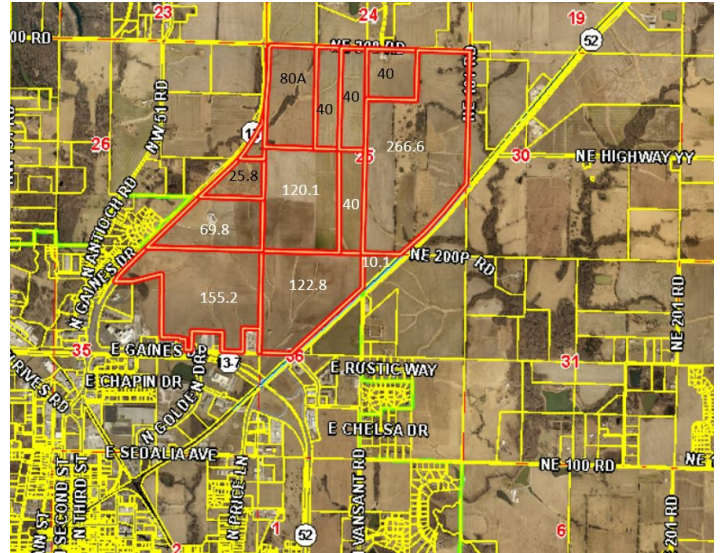
Transportation

Nearest Highway: 13/7 (1/4 mile mi.)
Nearest Interstate: I-49 (38 miles away mi.)
Ingress/Egress Notes: Direct access to both Hwy 13 and Hwy 52. Hwy 52 to Hwy 13/7 is 1/4 mile
Nearest Airport: Clinton Municipal Airport (KGLY) (5 Miles mi.)
Nearest Commercial Airport: Kansas City International Airport (90 miles mi.)
Rail Served: Possible
Rail Served By: Union Pacific Railroad
Rail Type: Active
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Todd Hackell
Rail Contact Phone: 402-203-1419
Rail Contact Email: THACKEL@up.com
Short Line: Missouri & Northern Arkansas Railroad Company Inc.
Short Line Contact: Anita Horton
Short Line Contact Phone: 417-313-3030
Short Line Contact Email: anita.horton@gwrr.com

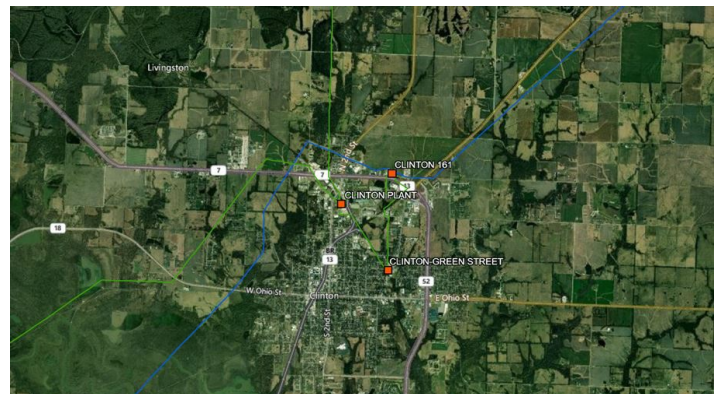
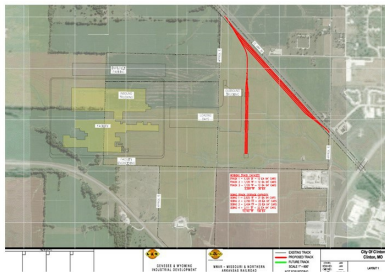
Utilities

Electric: Evergy, Osage Valley Electric Cooperative
Natural Gas: Liberty Utilities
Water: Henry County Water Company
Sewer: City of Clinton
Telecommunications: Charter

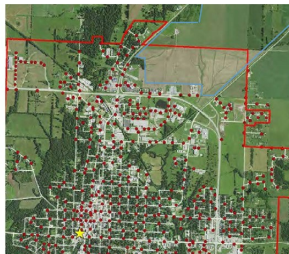
Property Images



Clinton, MO Rail Served Mega Site Concept Rail Service Plan



Clinton, MO Rail Served Mega Site Existing Fire Suppression



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