



Zoning:	, Commercial
Topography:	The site features level to gently rolling topography, offering ideal conditions for commercial or industrial development. Minimal grading is anticipated, making the property cost-effective and construction-ready. This terrain supports a wide range of building layouts and infrastructure installations.
Setting:	Mixed-Use Business Park
Site Dimensions:	3,410,748 square feet
Specialty Features:	Featured Property,Fiber
Last Updated:	May 23, 2025

Economic Development Contact

Lucas Presson
Southeast Missouri Regional Economic Development Inc.
220 N Fountain Street
Cape Girardeau, MO 63701
(573) 335-5000 | lucas.presson@semoredi.com

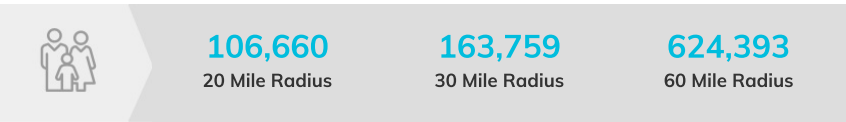
Realtor/Owner Contact

Diane Drury Janet
| diane.drury@midamcorp.com

Property and Area Description

Nestled within the Cape Business Park, this area offers a prime location for prospective investors. With convenient access to Interstate 55 and surrounded by notable tenants like Pepsi and Syntrex Nutrition, the area presents a robust and established business environment. This 78 acre lot offers direct access to Interstate 55 and full visibility. The location offers seamless connectivity to the wider region, complemented by a wealth of neighboring amenities including retail centers and popular dining establishments. Willing to sub-divide, call for more information. Cape Business Park. Just off Interstate 55 Exit 102

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

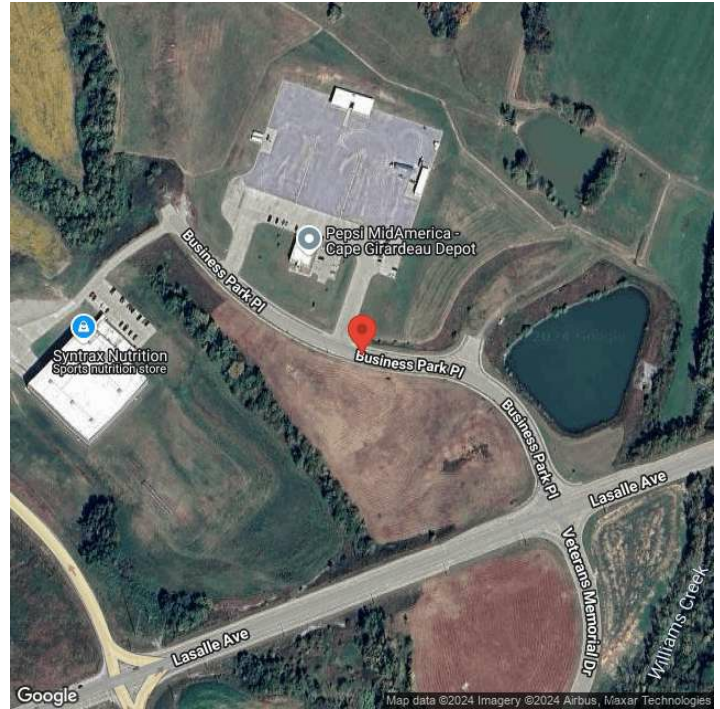
Transportation

Nearest Highway: I-55 (The site is located approximately 0.3 miles from Interstate 55, with direct access via Exit 102 (LaSalle Avenue). mi.)
Nearest Interstate: I-55 (The site is located approximately 0.3 miles from Interstate 55, with direct access via Exit 102 (LaSalle Avenue). mi.)
Ingress/Egress Notes: The site offers excellent ingress and egress with direct access from LaSalle Avenue, which connects immediately to Interstate 55 at Exit 102. This prime location allows for smooth truck and vehicle flow in and out of the property, making it ideal for distribution, logistics, and other commercial uses. The road infrastructure supports heavy vehicle traffic, and multiple access points can be configured depending on site layout.
Nearest Airport: Cape Girardeau Regional Airport (CGI) (5 miles mi.)
Nearest Commercial Airport: Cape Girardeau Regional Airport (CGI) (5 miles mi.)
Distance to Mass Transit: 3.5 miles
Rail Served: No
Rail Type: Greenfield
Rail Accessible: Yes
Rail Infrastructure in Place: No
Rail Contact: Southeast Missouri Regional Port Authority
Rail Contact Phone: (573) 264-4045
Rail Contact Email: semoport@semoport.com
Short Line: Semo Port Railroad Inc.
Short Line Contact: Southeast Missouri Regional Port Authority
Short Line Contact Phone: (573) 264-4045
Short Line Contact Email: semoport@semoport.com

Utilities

Electric: Ameren
Natural Gas: Ameren Missouri
Water: City of Cape Girardeau

Property Images



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