

Zoning:	Industrial
Topography:	Level
Adjacent Available Acres:	100
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	1825 x 2112
Specialty Features:	None
Sale Price:	\$2,200,000
Sale Price Note:	\$25,000 per acre
Lease Terms:	Negotiable
Last Updated:	Apr 11, 2025

Site Certification Information

Certified Site Status: Yes
Certified Site: Missouri Certified Site


Economic Development Contact

Maria Kuhns
Hannibal Regional Economic Development Council
3817 McMasters Ave Suite D
Hannibal, MO 63401
(573) 221-1033 | director@hredc.com

Property and Area Description


Lakeside Technology Park is 80 level, available acres located less than a quarter-mile from 4-lane Highway 36/I-72. All permits in place awaiting first project for expedited parcel platting. All utilities are in place at park perimeter. Adjacent to the park are expanding regional medical facilities, a new community college, a bank, a Holiday Inn Express, a Shell convenience store with OTR truck refueling and several nearby restaurants. Medical Campus, Community College, Bank, New Hotel and Truck Refueling adjacent to park I-72/US36 Four Lane Highway with two diamond interchanges adjacent to park Missouri Enhanced Enterprise Zone - with special local benefits for this park Park is 100 GIG Certified

Population

	29,830	93,267	128,719
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	12,058	39,488	52,680
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: 4 lane - US36 - Chicago-Kansas City Expressway (0.25 mi.)
Nearest Interstate: I-72 (3.00 mi.)
Ingress/Egress Notes: Two Access points: 1) North access, 0.25 miles access to diamond interchange to four lane US36/I-72 2) South access, state route MM - then east to Veterans Road - North to diamond interchange to four lane US36/I-72. OR - south on Veterans Road to bypass city and access US61 south towards St.Louis.
Nearest Airport: Hannibal Regional Airport (HAE) (1.40 mi.)
Nearest Commercial Airport: Quincy Regional Airport (UIN) (31.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Hannibal Board of Public Works
Natural Gas: Liberty Utilities
Water: Hannibal Board of Public Works
Sewer: Hannibal Board of Public Works
Telecommunications: Chariton Valley Fiber, AT&T Fiber, Spectrum Fiber, Blue Bird Fiber