



WILLIAMSBURG SITE #2

County Road 184 & County Road 163 (Callaway County, MO)

38.938462, -91.753061



PROPERTY OVERVIEW

Williamsburg Site #2 offers an outstanding opportunity for projects needing substantial acreage with very strong electrical infrastructure already onsite. Encompassing nearly 650 acres, this prime site features very close proximity to I-70 with large roads that offer excellent access to the entire property. The site sits less than a mile from Williamsburg Site #1, which offers just over 500 acres and is controlled by the same landowners.



SITE INFORMATION

- **Total Acres:** 649 acres
- **Zoning:** No Zoning Restrictions
- **Topography:** Gently Rolling



STRATEGIC LOCATION

- Less than 1 from I-70, providing two-hour connectivity to Kansas City and St. Louis
- Central location ideal for U.S. logistics and distribution
- Close proximity to substation, offering enhanced power reliability, lower transmission losses, and reduced infrastructure costs

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⚡ UTILITIES

- **Electric Provider:** Callaway Electric Cooperative
- **Transmission Voltage:** 69 kV; 161 kV; 345 kV
- **Distribution Voltage:** 12.4 kV
- **Distance to Nearest Substation:** 0.25 miles
- **Natural Gas Provider:** N/A
- **Water Provider:** Callaway County Public Water District #2
- **Sewer Provider:** Callaway County Sewer District
- **Telecommunications Providers:** Callabyte Technology; 100+Gbps Redundant; Lit & Unlit Telecommunication Services

TRANSPORTATION & INFRASTRUCTURE

INTERSTATE/HIGHWAY:

Highway: Old U.S. Highway 40 (0.1 Miles)

Interstate: I-70 (Adjacent)

AIR:

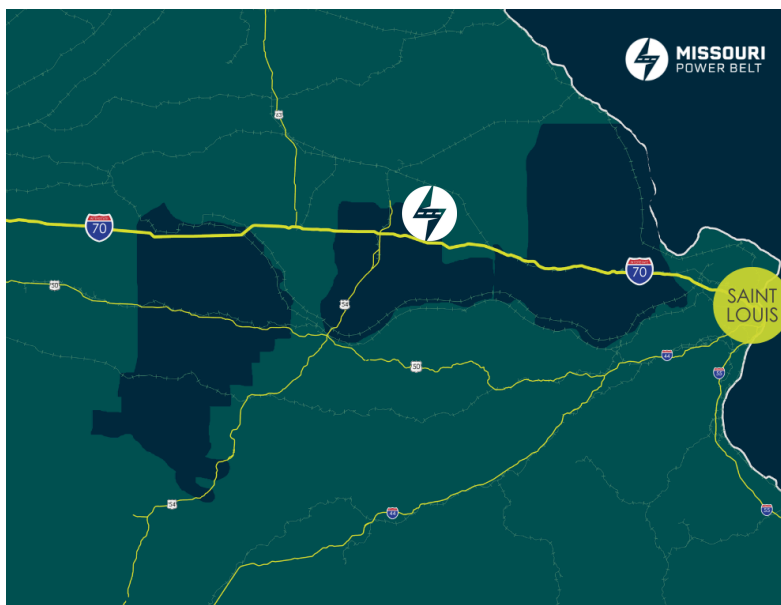
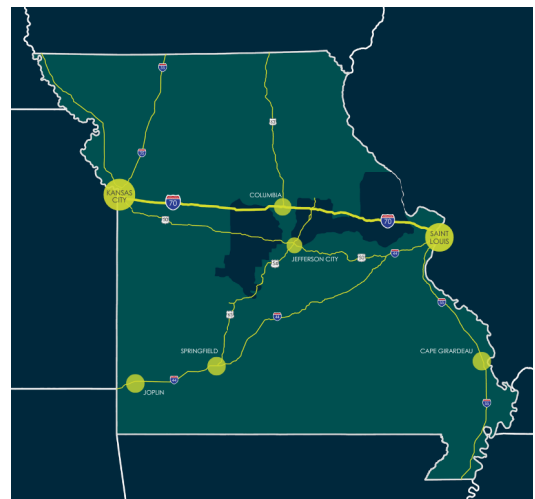
Airport: Fulton Municipal Airport (26.0 Miles)

Commercial Airport: Columbia Regional (41.0 Miles)

International Airport: St. Louis Lambert (80.0 Miles)

PORT:

Port of Metropolitan St. Louis (92.4 Miles)



MISSOURI POWER BELT CONTACT

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PRIMARY LOCAL CONTACT

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