

MISSOURI POWER BELT



CALLAWAY ENERGY CENTRE

State Road H & Cooperative Drive, City of Fulton, MO (Callaway County)

38.824187, -91.981496



Certified Site

Lot 5	10.19 Acres
Lot 6	3.15 Acres
Lot 7	12.87 Acres
Lot 8	9.86 Acres
Lot 9	26.22 Acres
Lot 10	5.44 Acres
Lot 11	5.39 Acres
Lot 12	5.23 Acres
Total	78.35 Acres

Adjacent Acreage

Total 106.01 Acres

TOTAL 184.35 Acres



PROPERTY OVERVIEW

[Watch Video](#)

The Callaway Energy Centre is a 78-acre Missouri Certified, shovel-ready industrial site with redundant, utility-owned power and all essential utilities onsite. Zoned M-1 Heavy Industrial with environmental due diligence complete, the site is ready for fast-tracked development with 30–60 day closing. Dual-fed, three-phase electrical service via two substations offers redundant capacity supporting large power requirements.

SITE INFORMATION

- **Total Acres:** 184 acres
- **Ownership:** Utility Callaway Electric Cooperative
- **Zoning:** M-1 Heavy Industrial
- **Previous Use:** Greenfield
- **Topography:** Flat

STRATEGIC LOCATION

- Direct access to US Highway 54
- Only 7 miles from I-70, providing two-hour connectivity to Kansas City and St. Louis
- Central location ideal for U.S. logistics and distribution

KEY ADVANTAGES

- 78-acre Missouri Certified Site
- Dual-fed, three-phase, redundant electric capacity
- An additional 106 acres is available adjacent to the certified property for expansion

SKILLED WORKFORCE

- 13 higher education and training institutions within a 55-minute drive
- Strong pipeline of talent for advanced manufacturing, energy-intensive industries, and technical trades

CALLAWAY ENERGY CENTRE

⚡ UTILITIES

- **Electric Provider:** Callaway Electric Cooperative
- **Transmission Voltage:** 69 kV
- **Distribution Voltage:** 12.4 kV
- **Distance to Nearest Substation:** 3 Miles
- **Natural Gas Provider:** City of Fulton
- **Gas Main Size:** Natural gas is on-site with a 6-inch distribution line and 20 pounds of pressure. Modifications could increase the distribution line to 60 pounds of pressure.
- **Water Provider:** City of Fulton
- **Water Main Size:** 250,000 GPD, 8" main
- **Sewer Provider:** City of Fulton
- **Sewer Main Size:** 12" Waste Water/Sewer is available at the site with a 12-inch pipe and a 2.1 MGD capacity
- **Telecommunications Providers:** Callabyte Technology, Greater than 1 Gbps

TRANSPORTATION & INFRASTRUCTURE

INTERSTATE/HIGHWAY:

Highway: U.S. Highway 54 (0.1 Miles)

Interstate: I-70 (7.00 Miles)

AIR:

Airport: Fulton Municipal Airport (3.70 Miles)

Commercial Airport: Columbia Regional (25.00 Miles)

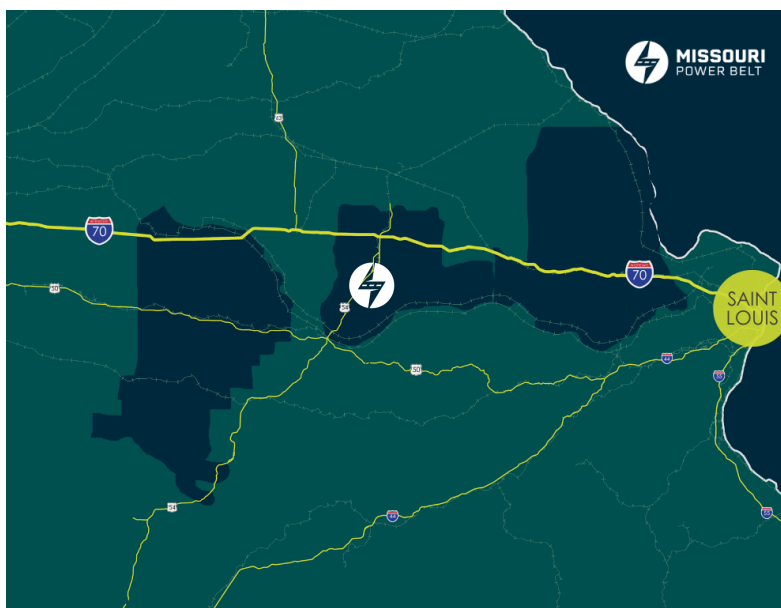
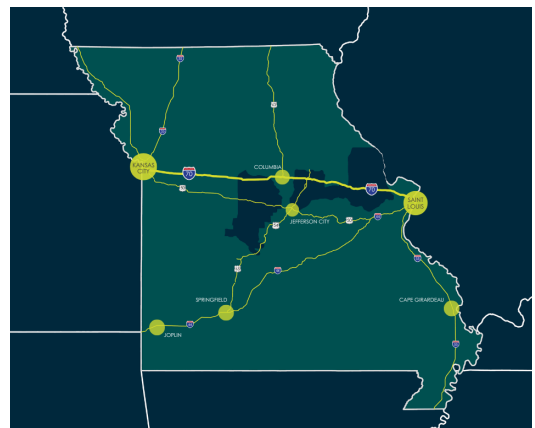
International Airport: St. Louis Lambert (98.00 Miles)

PORT:

Port of Metropolitan St. Louis (100 Miles)

✍ SURVEYS

*Phase I Environmental Site Assessment -
Endangered Species Review - Cultural
Resources Report - Geotechnical Report -
Wetlands Delineation - ALTA / Boundary
Survey*



MISSOURI POWER BELT CONTACT

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MissouriPowerBelt.com