



WILLIAMSBURG SITE #1

County Road 184, State Road D, and County Road 1003 (Callaway County)

38.927430, -91.717461



PROPERTY OVERVIEW

Williamsburg Site #1 is a prime location for your business operations, perfectly situated for very large commercial or industrial development. The site is just off I-70, with road frontage on the south and east sides of the property that can accommodate heavy traffic and trucking. This site boasts electrical capacity that can handle any project, with 161 kV and 345 kV transmission onsite and adjacent to a large substation.

SITE INFORMATION

- **Total Acres:** 501.58 acres
- **Zoning:** No Zoning Restrictions
- **Topography:** Flat

STRATEGIC LOCATION

- Less than 1 mile from I-70, providing 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

WILLIAMSBURG SITE #1

⚡ UTILITIES

- **Electric Provider:** Callaway Electric Cooperative
- **Transmission Voltage:** 69 kV; 161 kV; 345 kV
- **Distribution Voltage:** 12.4 kV
- **Distance to Nearest Substation:** Onsite
- **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:

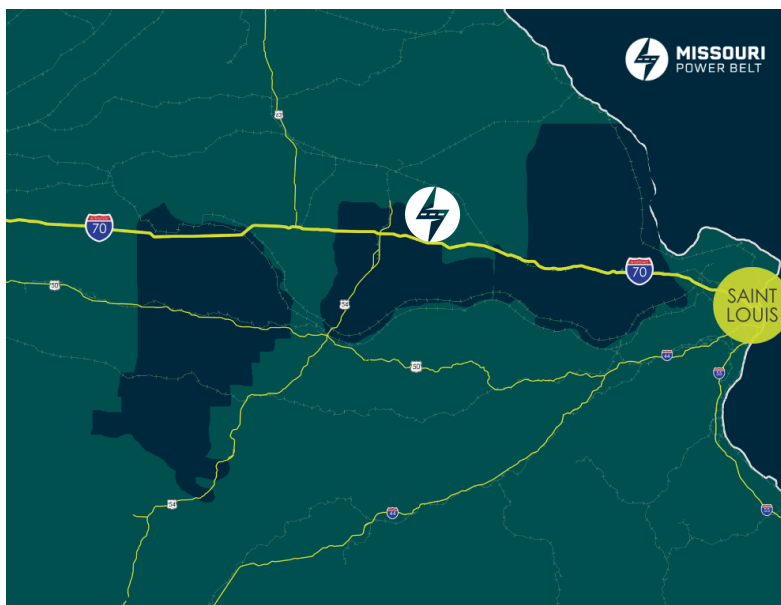
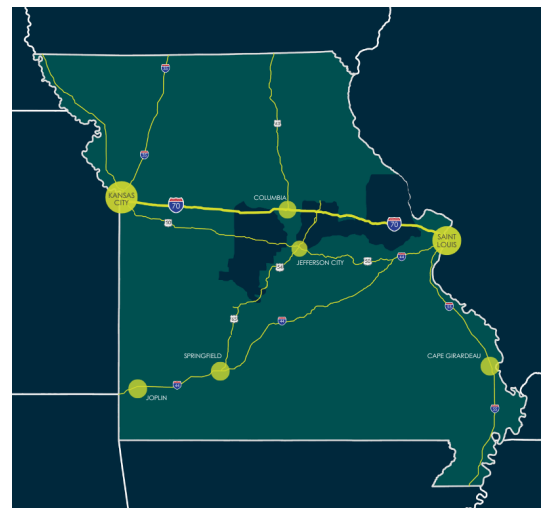
Airport: Fulton Municipal Airport (26.0 Miles)

Commercial Airport: Columbia Regional (41.0 Miles)

International Airport: St. Louis Lambert (77.0 Miles)

PORT:

Port of Metropolitan St. Louis (89.9 Miles)



MISSOURI POWER BELT CONTACT

Clay Carroll

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PRIMARY LOCAL CONTACT

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