

5 Se Industrial Park Scott City, MO 63780



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\$526,640

The SEMO Industrial Park offers 380 acres of ready-to-go land subdivided into lots ranging from 5 to 20 acres, perfect for businesses of all sizes. The park is fully equipped with modern infrastructure, including concrete streets, sewer, water, gas, and electricity, ensuring it can accommodate a wide range of industrial and commercial users. Strategically located, SEMO Industrial Park provides convenient access to Interstate 55 and Highway 61, supporting efficient transportation of goods, services, and workforce. The site is also near Cape Girardeau Regional Airport and less than three miles from SEMO Port, offering valuable connectivity to both river and rail systems. The City of Scott City has approved Chapter 100 incentives for the entire development, delivering substantial financial advantages to new owners. This program includes a 15-year real property tax abatement structured as follows: 90% abatement for the first 5 years 85% abatement for the next 5 years 75% abatement for the final 5 years In addition, the incentive provides sales tax abatement on all construction materials and tangible personal property associated with the project. A survey plat outlining available lots and pricing is included in the document section, along with additional supporting materials and details.



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