

W Trail
Jackson, MO 63755



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MLS# MIS26019348



\$495,000

Check out this 5.5-acre commercial / industrial development site located on Jackson Trail in Jackson, Missouri. The property is level, padded, and ready for construction, offering a streamlined path from acquisition to vertical development. With immediate access to State Highway 25 and proximity to Jackson Boulevard, the site benefits from excellent regional connectivity. Utilities including Ameren Electric and Liberty Natural Gas are available, supporting a range of commercial and light industrial uses. Currently outside city limits but bordering the City of Jackson, this property offers valuable jurisdictional flexibility. A buyer can remain in the county or pursue annexation depending on operational needs, utility requirements, or long-term strategy. This is a strong opportunity for owner-users, developers, or investors seeking a well-located site in a growing Southeast Missouri market. This 5.5-acre tract is located on Jackson Trail in Jackson, Missouri, just off State Highway 25 and near Jackson Boulevard. The property offers strong accessibility to major traffic corridors while remaining just outside the Jackson city limits. Positioned directly adjacent to the City of Jackson boundary, the site provides a unique advantage: the flexibility to remain in the county or pursue annexation if municipal utilities, zoning, or incentives are desired. Ameren Electric



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