



Moon Light is a 186-acre site located in Greene County, Missouri, in the city of Springfield. The Moon Light site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

### SELECTING A CERTIFIED SITE CAN:

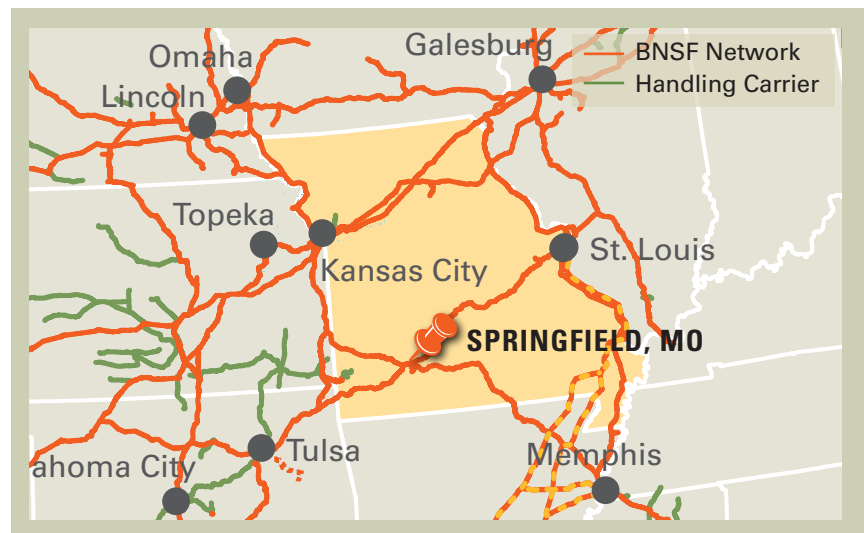
- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

### PROPERTY DETAILS

This 186-acre site is set to transition from agricultural zoning to industrial and logistics use. It is located less than one mile from Springfield-Branson National Airport. The site is adjacent to BNSF's main line and provides convenient access to Interstate 44 and also provides connectivity to the Kansas City Intermodal facility as well as the Port of Catoosa in Tulsa, OK.

#### Site Details:

- 186 acres available for development
- Direct access to BNSF Railway
- State Highway 266 is located along the southern border of the proposed site
- Agricultural zoning with plans to transition to industrial and logistics zoning
- The Port of Catoosa, located in Tulsa, OK is approximately 160 miles southeast of the site
- The BNSF LPKC Kansas City Intermodal facility is approximately 170 miles from the site
- .5 mile driving distance southwest of the Springfield-Branson National Airport. The Lambert-St. Louis International Airport is approximately 225 miles northeast of the site



### CONTACT INFORMATION

BNSF Regional Manager

**John Rider**

913.551.4148

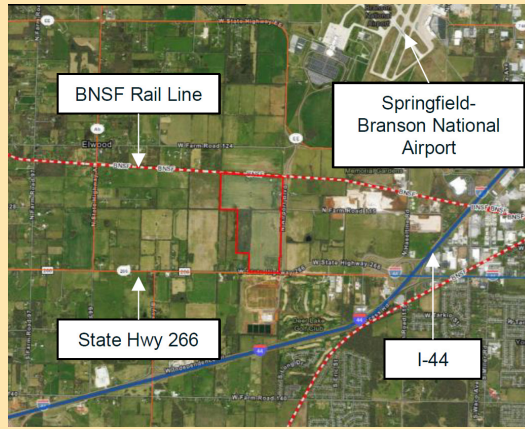
John.Rider@bnsf.com

Vice President of Development  
Erlengroup

**Bob Newell**

417.874.1400 ext 114

bnewell@Erlengroup.com



## SITE PROFILE

|                  |                                                                          |
|------------------|--------------------------------------------------------------------------|
| <b>Land Area</b> | 186 acres                                                                |
| <b>Zoning</b>    | Agricultural zoning with plans to transition to industrial and logistics |

## UTILITIES

|                           |                                                        |
|---------------------------|--------------------------------------------------------|
| <b>Electric</b>           | City Utilities of Springfield                          |
| <b>Gas</b>                | City Utilities of Springfield                          |
| <b>Water</b>              | City Utilities of Springfield                          |
| <b>Wastewater</b>         | City Utilities of Springfield                          |
| <b>Telecommunications</b> | SpringNet, a division of City Utilities of Springfield |

## DEMOGRAPHICS

The City of Springfield is located in the Springfield MSA which is comprised of Greene, Christian, Webster, Polk and Dallas counties and has a population of 487,061 people.

## POPULATION

|                            |         |
|----------------------------|---------|
| <b>City of Springfield</b> |         |
| <b>Total Population</b>    | 170,188 |
| <b>Working Population</b>  | 100,410 |

## WORKFORCE

|                                |          |
|--------------------------------|----------|
| <b>Annual Household Income</b> | \$43,450 |
|--------------------------------|----------|

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.

For more information on BNSF's Certified Sites Program, please visit [www.bnsf.com/rail-development](http://www.bnsf.com/rail-development) or call 817.867.0183.

