



Wildwood Ranch consists of 503 acres located in both Jasper and Newton Counties, Missouri, in the City of Joplin. Wildwood Ranch 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

Wildwood Ranch consists of 503 acres and is divided into two main areas (North and South) by the existing BNSF Railway line. Wildwood Ranch is conveniently located southeast of U.S. Highway 66 in Jasper and Newton counties, Missouri and is zoned for heavy industrial.



Site Details:

- 503 acres available for development
- Direct access to BNSF
- Industrial zoning

CONTACT INFORMATION

BNSF Regional Manager

John Rider

913-551-4148

john.rider@bnsf.com

Managing Member of Wildwood Ranch LLC

James (Jimmer) Pinjuv

417.529.6440

jimmer@wwrlife.com



SITE PROFILE

Land Area	503 acres
Zoning	Heavy Industrial
Price	\$13,500 to \$30,000 per acre

UTILITIES

Electric	Liberty Utilities
Gas	Spire, Inc.
Water	Missouri American Water
Wastewater	City of Joplin
Telecommunications	AT&T

DEMOGRAPHICS

Joplin is a community located in both Jasper and Newton Counties. As of the 2010 census, the population was 50,150, making it the 12th - largest city in Missouri.

POPULATION

City of Joplin	
5 mile radius	71,210
10 mile radius	108,409
15 mile radius	147,056
20 mile radius	184,561

WORKFORCE

City of Joplin	
Total Employment	80,730
Annual Avg. Wage	\$39,340/year

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.