

Utility Overview – 26 Acres m/l | Hwy 14 (W. Mt. Vernon St.), Nixa, MO

General Note:

The subject property is **currently located outside the Nixa city limits**. Availability and connection to municipal utilities should be independently verified by the buyer. Annexation into the City of Nixa may be required for access to certain services.

Water:

An 8-inch PVC water line runs along the southern portion of the property with multiple potential connection points. Because the property lies outside city limits, connection to municipal water is not guaranteed and may require annexation and City approval. Buyers should conduct their own due diligence with the City of Nixa to confirm availability, capacity, and any infrastructure or development requirements. There are currently three fire hydrants located on or near the property.

Sewer:

Sanitary sewer capacity in this area is currently limited. The existing lift station serving the nearby Wellington Park subdivision was designed specifically for that development and is not readily expandable without significant cost. A city official said the area is currently at or near capacity. Future development will likely depend on the completion of a planned regional pump station southwest of the site, with an estimated timeline of approximately **2 years**. Connection to municipal sewer is subject to City approval, infrastructure availability, & potential annexation. Buyers to independently verify all requirements.

Gas:

Natural gas service is available nearby via Spire, with existing service at the adjacent property (1401 W. Mt. Vernon St.). Buyers to verify availability and extension requirements with Spire. For inquiries regarding extending service to this site, reference Spire account #272245105 when contacting Spire. Autin McCanless handles the residential gas expansion for Spire and said it's typically a 3-month process. The property already falls within the certified boundary for Spire to provide gas service to the location. Travis can be reached at 417-669-732 or at austin.mccanless@spireenergy.com.

Electric:

Three-phase electric service is available at the adjacent property (1401 W. Mount Vernon Street). A newly installed switch box with dual feeders (SB3 or SB4 – substation fed) is located along the southern boundary, providing electrical capacity for future development. Buyers to verify capacity and access with the utility provider.

Utility Easement:

A 15-foot full utility easement exists on the adjoining property (Chris Moore Subdivision), which may assist with utility planning and access.

Additional Contact:

City of Nixa Mapping Department | Travis Carr | 724-5621 | tcarr@nixa.com

Access:

Access may be available via the adjacent property (1401 W. Mt. Vernon St.), subject to buyer verification and any necessary agreements.