

SILVER RAILS PROPERTIES LLC

100 East Benton Street, La Plata, Missouri 63549

Babs@SilverRails.com 564-333-9064

Great opportunity for a shopping center on 40 acres of land directly at the exit of a major highway in central Missouri. A shopping center at this location would conveniently serve both the communities of Kirksville (10 minute drive north) and Macon (20 minute drive south) as well as La Plata and many other nearby smaller communities. Kirksville has a 2020 population of 17,000 that swells to over 40,000 when the colleges in the city are in session. Macon has a 2020 population of over 5,000.

This is the only highway exit between Kirksville and Macon, Missouri, that is developed with utilities infrastructure already in place.

The land is off US Highway 63, a major 4 lane 70 MPH highway between Ottumwa, Iowa, to the north and Columbia and Jefferson City (State Capital) to the south. US Highway 63 crosses major east/west highways US-36, US-24, I-44 and I-70.

Adjacent to the property there is an existing railroad siding on the BNSF mainline between Los Angeles, Kansas City and Chicago, that could be extended onto the property. There is also an airport 6 miles north of the property with a 6,005 x 100 foot runway adequate for aircraft weights up to 200,000 pounds that can accommodate a Boeing 737-100 and a smaller variant of the Airbus.

The property has easy on/off access just feet from the highway exit. There is also a top rated hotel, restaurant, bank/ATM, and convenience store at the same exit adjacent to the property. Many other stores, restaurants and services are available 10 minutes north of the highway exit.

The attached flier highlights many of the features of this property.

Please forward this letter and flier to the appropriate person in your organization in charge of land acquisitions.

If you are interested in purchasing this land, please contact me at 564-333-9064 or babs@silverrails.com. Thank you for your time and consideration.

Yours truly,



Barbara Cepinko

babs@silverrails.com

564-333-9064

SilverRailsProperties.com