

**Silver Rails Properties LLC**

**Land For**

**Potential Medical Center**

**Offered At \$1,200,000**

**40 Acres At Developed Major Highway Exit**

**1107 North Brown Street, La Plata, Missouri 63549**

Potential to build a medical center at a major highway exit serving both Kirksville (10 minutes) and Macon (20 minutes), as well as La Plata. A new medical facility at this location would expand the choices for local medical services in the community, making state of the art medical technology available without traveling to Columbia.



- 40 Acres At US-63 Official Highway Exit (Lantern Street / MO Hwy D)
  - US Highway 63:  
Four Lane State Highway With 70 MPH Speed Limit
  - Major Cities On US-63:  
Columbia, MO (78 mi) / Ottumwa, IA (78 mi)  
Jefferson City, MO (109 mi, MO Capital)
  - Major Cross Highways: US-36 (20 mi), US-24 (45 mi), I-44, I-70
- Property Entrances At Brown Street (Hwy D) And Amoco Road
  - Entrances Are Just Feet From Highway Exit
  - Easy On And Off Access

- Property Location And Amenities:
  - 10 Minute Drive From Kirksville, MO
  - 20 Minute Drive From Macon, MO
  - Only Developed Highway Exit Between Kirksville and Macon, MO
  - Utilities Infrastructure In Place
- Existing Medical Facilities In The Area:
  - A.T. Still University of Health Sciences
  - Complete Family Medicine (CFM), A Service of Hannibal Regional
  - CFM La Plata Rural Health Clinic
  - Kirksville Dental Group
  - Northeast Regional Medical Center
  - Premier Eyecare Associates
- Adjacent Brown Street (Hwy D) Business Properties:
  - Casey's General Store and Gas Station
  - D'Abolengo Mexican Cuisine
  - Bank of La Plata
  - Depot Inn and Suites Hotel
  - Dollar General and Spirits of La Plata
- Adjacent Owensby Street Business Properties:
  - La Plata Amtrak Station  
Daily Passenger Trains to Chicago, Kansas City and Los Angeles
- Kirksville Airport Just 6 Miles From Property
  - Multiple Daily Passenger Flights to / from Chicago, Illinois
- Recreation Facilities Nearby The Property:
  - La Plata 18 Hole Golf Course
  - La Plata Santa Fe Lake:  
Swimming, Fishing, Boating, Campsites, Playground and Picnic Tables
- More Nearby Shopping, Restaurants And Other Retail:
  - Conveniently located in Kirksville
  - Walmart Supercenter, ALDI, Hy-Vee Supermarkets
  - Marshalls, PetSmart, Walgreens, CVS
  - Starbucks, McDonald's, Domino's Pizza, Sonic Drive-In, Chick-fil-A
  - Home Depot, Menards, Harbor Freight Tools, Verizon, T-Mobile
  - Lovegreen Ford, Kirksville Toyota
  - Downtown Cinema Eight

Contacts:

Barbara Cepinko, Silver Rails Properties LLC, 564-333-9064  
Mark Whitney, Century 21 Lifetime Realty, 660-665-5678