

# SILVER RAILS PROPERTIES LLC

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Great opportunity for a shopping center, retirement community, entertainment complex or warehouse, on 40 acres of land directly at the exit of a major highway in central Missouri. 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. An Amtrak Station is next to the property with daily service to Chicago, Kansas City, Los Angeles and connecting service throughout the nation. Over 11,000 passengers per year are on and off at this station.

There is 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 the smallest variant of the Airbus. There are multiple low cost (\$29) daily flights between this airport and St. Louis, Missouri.

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. An 18 hole municipal golf course and a lake with boating, swimming, fishing, picnic tables and playground are both less than one mile from the property.

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](mailto:babs@silverrails.com). Thank you for your time and consideration.

Yours truly,



Barbara Cepinko

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