

SILVER RAILS PROPERTIES LLC

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Great opportunity for a major members-only warehouse club store such as Costco, Sam's Club or BJ's Wholesale on 40 acres of land directly at the exit of a major highway in central Missouri.

The closest warehouse club store to this region is a Costco 80 miles away in Columbia, Missouri. There are many restaurants, bars and other food establishments in the region, as well as residents, that have nowhere near to shop at wholesale and bulk rates. Many are forced to shop at nearby retail establishments or make the occasional 3 hour round-trip drive to Columbia.

The offered property is at the only highway exit between Kirksville and Macon, Missouri, with utilities infrastructure already in place. Walmart Superstores are located in both Kirksville and Macon but this location would conveniently serve both markets as well as the entire region with a single store. Other than Walmart, Hy-Vee and ALDI, there are no significant stores in this region.

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

Across from 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 for freight shipments.. Kirksville Airport is 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 airport also has multiple low cost daily flights to and from Chicago, Illinois.

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

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