

**Silver Rails Properties LLC**  
**Land For**  
**Potential Entertainment Complex**  
**Offered At \$1,200,000**

**40 Acres At Developed Major Highway Exit**  
**1107 North Brown Street, La Plata, Missouri 63549**

Potential to build an entertainment complex at a major highway exit serving La Plata, Kirksville, Macon, Moberly, Columbia, Jefferson City, Ottumwa and beyond. No other entertainment center currently serves this region. Airport located 6 miles from property with multiple low cost daily 90 minute flights to / from Chicago. Daily trains from Kansas City and Chicago. Gas station, Dollar General, bank, restaurant and top rated hotel located right next to property.



The 40 acres of Silver Rails Properties approximately extends from the railroad tracks at the bottom of the above photo to almost the water tower in the distance and includes almost all of the area from the left side to the right side of the photo.

- Potential For:
  - Indoor Or Seasonal Waterpark / Miniature Golf Course
  - Video Arcade, Escape Rooms, Virtual Reality, Paintball, Etc.
  - Skating Rink / GoKarts / Park Train Ride
  - Roller Coaster And Other Amusement Park Rides
  - Linking Up With Railroad Theme Of the Area: Many Historic Artifacts And 2 Historic Railcars From American Passenger Rail Historical Foundation (APRHF), Depot Inn & Suites Railroad Themed Hotel, Silver Rails Event Center, Historic Active Amtrak Station, Railroad Lookout Cabin & Deck.
  
- 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)
    - Jefferson City, MO (109 mi, MO Capital)
    - Ottumwa, IA (78 mi)
  - 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
- 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
- More Nearby Shopping, Restaurants And Other Retail in Kirksville:
  - Walmart Supercenter, ALDI, Hy-Vee Supermarkets
  - Marshalls, PetSmart, Walgreens, CVS
  - Starbucks, McDonald's, Domino's Pizza, Sonic Drive-In, Chick-fil-A
  - Verizon, T-Mobile, Downtown Cinema Eight

Contact:

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