

# **Land For Factory Outlet Center With Large Front Parking Lot Facing Major Highway**

**Offered At \$1,200,000  
By Silver Rails Properties LLC**

**40 Acres At Developed Major Highway Exit  
1007 North Brown Street, La Plata, Missouri 63549**

Potential to build a factory outlet center with multiple outlet stores at a major highway exit serving La Plata, Kirksville, Macon, Moberly, Columbia, Jefferson City, Ottumwa and beyond. No factory outlet center currently serves this region with the closest more than 100 miles away. A top rated hotel, restaurant, gas station, Dollar General, bank and ATM is located next to the property. An Amtrak Station is also located next to the property with daily trains from Kansas City, Chicago and beyond. An airport is located 6 miles from the property with air freight capability and multiple 90 minute passenger jet flights to/from Chicago every day.



The 40 acres extends approximately from the railroad tracks at the bottom of the above photo to almost the water tower in the distance and almost all of the area from the left side to the right side of the photo. The dirt road in the center of the property can be removed to create one contiguous plot of land.

The property has full utilities including electric, water, sewer, natural gas, telephone, trash pickup, cable TV and internet. It is located just 10 minutes from Kirksville and 20 minutes from Macon via Missouri US Route 63. An official highway exit is right at the property with entrances on North Brown Street and Amoco Road. The La Plata Amtrak Station is at one corner of the property with daily service to/from Kansas City and Chicago. An airport is just 6 minutes away with freight capability and multiple daily 90 minute passenger jet flights to/from Chicago.

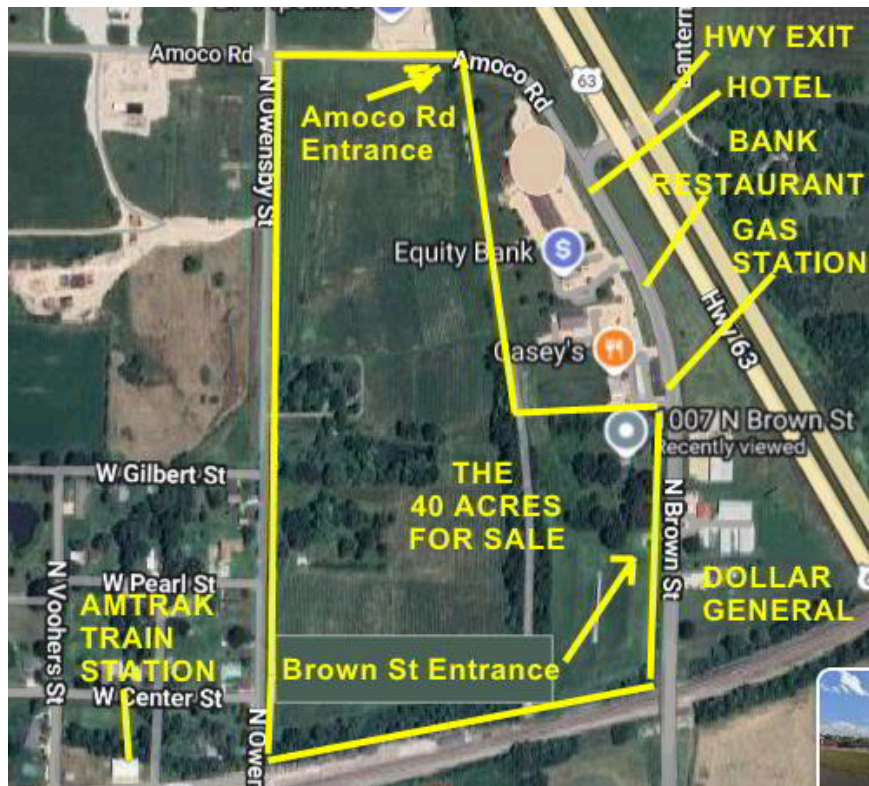
US Route 63 In Front Of Property:

- Four Lane Highway With 70 MPH Speed Limit
- Major Cross Highways: US-36 (20 mi), US-24 (45 mi), I-44, I-70

Major Cities On US Route 63:

- 82 miles: Columbia, Missouri
- 77 miles Ottumwa, Iowa
- 109 miles: Jefferson City, Missouri State Capital

See Other Side For A Map Of The Property And More Details



Adjacent to the property is Casey's General Store & Gas Station, El Cantarito Mexican Cuisine, Equity Bank, Depot Inn & Suites Hotel, Dollar General, La Plata Liquor & Smokes and the La Plata Amtrak Station.

A factory outlet center would have no similar competition in the entire region with the nearest other factory outlet center being more than 100 miles away.

- Kirksville Airport Just 6 Miles From Property
  - Multiple Daily 90 Minute Passenger Jet Flights to / from Chicago, Illinois
  - 6,005 x 100 foot runway adequate for aircraft weights up to 200,000 lb.
  - Can accommodate Boeing 737-100 and a smaller variant of the Airbus.
- Potential To Extend Existing Freight Railroad Siding Onto Property

Contact:

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