

SILVER RAILS PROPERTIES LLC

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To Whom It May Concern:

40 acres of land directly at the exit of a major highway in central Missouri is available for purchase, which is an excellent location for building a Factory Outlet Center with multiple outlet stores serving La Plata, Kirksville, Macon, Moberly, Columbia, Jefferson City, Ottumwa and beyond. No factory outlet center currently serves this region. The closest factory outlet center in this region is more than 100 miles away.

This is the only highway exit between Kirksville and Macon, Missouri, that is developed with utilities infrastructure already in place including: electric, water, sewer, natural gas, telephone, trash pickup, cable TV and internet.

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.

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.

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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