

# **40 Acres At Developed Major Highway Exit**

**1007 North Brown Street, La Plata, Missouri 63549**

**Offered At \$1,200,000**

**by Silver Rails Properties LLC**



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.

Potential Land For: Wholesale Club Store, Factory Outlet Center, Grocery Store, Strip Mall, Retirement Community, Shopping Center, Warehouse / Distribution Center, Truckstop, Medical Center, Entertainment Complex, Fast Food Restaurants.

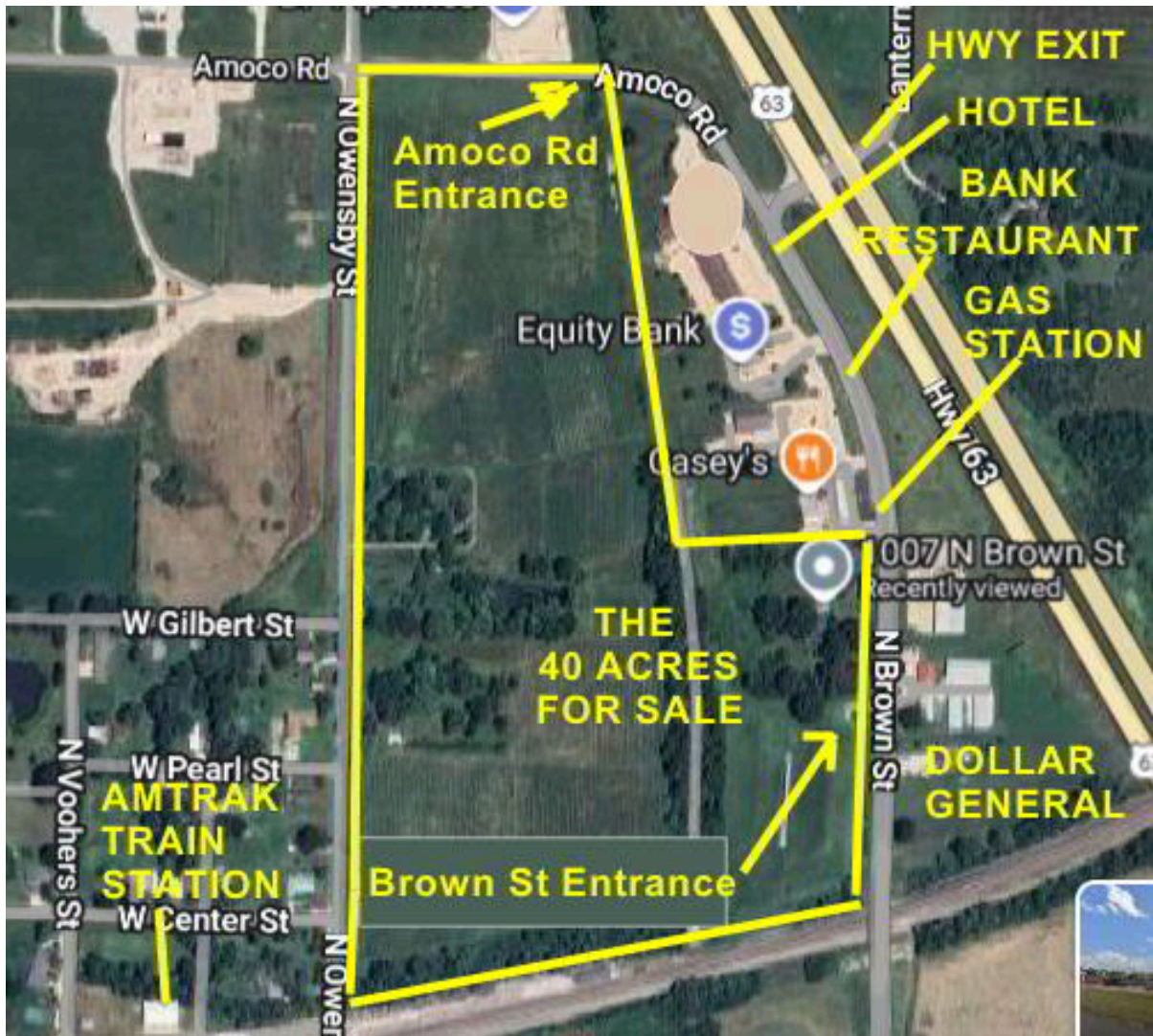
The property has full utilities including electric, water, sewer, natural gas, telephone, trash pickup, cable TV and internet. It is located just 10 minutes from Kirksville and 20 minutes from Macon via Missouri US Route 63. An official highway exit is right at the property with entrances on North Brown 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 multiple daily 90 minute passenger jet flights to/from Chicago.

Contact:

Barbara Cepinko, Silver Rails Properties LLC, babs @ silverrails.com, 564-333-9064

See Other Side For A Map Of The Property

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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.

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

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See Other Side For Property Details