

**Silver Rails Properties LLC**  
**Land For**  
**Warehouse Club Store Location**  
**Offered At \$1,200,000**

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

Potential to build a members-only warehouse club store such as Costco, Sam's Club or BJ's Wholesale. 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 nearby 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 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.

The dirt road lined by trees in the middle of the photo is part of the property and can be removed to create one contiguous parcel stretching from Brown Street (Missouri Highway D) on the right to Owensby Street on the left. Amoco Road borders the property on the north and the BNSF Railway mainline between Chicago and Los Angeles borders the property on the south.

- 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), Ottumwa, IA (78 mi)
    - Jefferson City, MO (109 mi, MO Capital)
  - 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
- 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 from / to 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
- More Nearby Shopping, Restaurants And Other Retail:
  - Conveniently located in Kirksville
  - Walmart Supercenter, ALDI, Hy-Vee Supermarkets
  - Marshalls, PetSmart, Walgreens, CVS
  - Starbucks, McDonald's, Domino's Pizza, Sonic Drive-In, Chick-fil-A
  - Home Depot, Menards, Harbor Freight Tools, Verizon, T-Mobile
  - Lovegreen Ford, Kirksville Toyota, Downtown Cinema Eight

Contact:

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