

# City of Kirksville

## OPPORTUNITY ZONES PROSPECTUS

August 2019





A photograph of a brick clock tower with two clock faces, situated on a green lawn. In the foreground, there is a modern, dark-colored sculpture with intertwined loops. The background shows a brick building with large windows and a clear sky.

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# 1 KIRKSVILLE, MISSOURI

.....SINCE 1841

World Class education and quality healthcare is becoming increasingly rare in rural America. However, Kirksville is an outstanding exception, as our cultured community is home to established universities and healthcare facilities. Kirksville is strategically located in northeast Missouri and conveniently accessible by land, air, or rail. We are proud to offer big city amenities in a small town setting, making Kirksville and ideal location to launch or expand a business or family.

# DEMOGRAPHICS

	<i>Opportunity Zones</i>	<i>Adair County</i>	<i>Missouri</i>
<b>POPULATION</b>	16,199	25,339	6,126,452
<b>CIVILIAN LABOR FORCE</b>	7,228	11,274	3,062,657
<b>HOUSEHOLDS</b>	6,556	9,595	2,386,203
<b>MEDIAN HOUSEHOLD INCOME</b>	\$27,667	\$38,750	\$51,542
<b>MEDIAN FAMILY INCOME</b>	\$60,317	\$61,193	\$64,776
<b>HOUSEHOLD SIZE</b>	2.25	2.36	2.47
<b>MEDIAN HOME VALUE</b>	\$108,300	\$117,700	\$145,400
<b>AVERAGE AGE</b>	28.5	27.3	37.9
<b>HIGH SCHOOL GRADUATE OR HIGHER</b>	92.3%	90.5%	89.2%
<b>BACHELORS DEGREE OR HIGHER</b>	32.8%	31%	28.2%





# EDUCATION

## Education second to none.



Truman State University: Public liberal arts and sciences university. Rated as the No. 1 Public University in the Midwest. Approximately 6,000 students!



A.T. Still University: Founding osteopathic university with a medical school and dental school.



Moberly Area Community College-Kirksville Site: a 28,000 square foot state of the art facility.



Kirkville R-III School District: Average student to teacher ratio is 19:1 accredited with distinction.

## Outdoor amenities at your doorstep!



Thousand Hills State Park and Forest Lake: a 573 acre lake in the middle of a 3,080 acre state park. The lake is known for great fishing opportunities, hiking trails, petroglyphs, camping cabins, a marina, and more!



Active Mobility: Kirksville offers a variety of recreational opportunities, while improving community health. Currently, Kirksville's active mobility system touts 51 miles of public sidewalk and 9.5 miles of bike lanes/trails. This system is planned to expand in the coming years to ensure safe and well-connected routes to everyday community destinations. In addition, a privately planned and funded trail will complement Kirksville's system by connecting Downtown Kirksville to the neighboring Thousand Hills State Park.



Municipal Parks: 10 city owned parks that offer swimming, a disc golf course, dog park, softball/baseball fields, and inclusive playground



Hunting: The Missouri Department of Conservation regulates hunting on five separate recreation areas that make up 12,537 acres.

## OUTDOORS







# HEALTHCARE

A small community robust of resources for healthcare!



Northeast Regional Medical Center: regional hospital that is a Level III Trauma Center.



Northeast Missouri Health Council: Federally qualified health center and VA clinic.



Preferred Family Healthcare is a nonprofit behavior health organization, and includes federally qualified health centers in Missouri and Illinois. Currently it operates in four states.



Complete Family Medicine/Urgent Care serves a multi-county area with primary care and operates the school based health center at the Kirksville R-III School District.



Mark Twain Behavioral Health is a private not-for-profit Certified Community Behavioral Health Clinic serving our community and nine surrounding counties. They provide services to all ages including crisis prevention, therapy, and psychiatric services.

# TRANSPORTATION

Transportation—Kirksville is easily connected to the tri-state region and beyond!



**Highways:** Kirksville is on US Highway 63, a major north-south highway from Iowa into Missouri. At Kirksville, US 63 becomes a four-lane highway south to US Interstate 70 in Columbia, MO (about 90 miles). A two-lane alternate by-pass of US Highway 63 on the east city limits of Kirksville allows commercial trucks to avoid stop-and-go traffic on our business route. Kirksville is only 34 miles north of US Highway 36, the Chicago to Kansas City Expressway.



**Airport:** The Kirksville Regional Airport is located four miles south of Kirksville on US 63. It is the largest hub within a 100 mile radius. CapeAir offers three daily commercial flights from Kirksville to St. Louis for as low as \$19 one way. Full FBO and Parts 139 airport.



**Railroad:** Amtrak Passenger Service is available in La Plata, MO, just 14 miles south of Kirksville along US Highway 63, the Burlington-Northern/Santa Fe Railroad and Amtrak make stops in La Plata, MO. A person can travel by railroad to Chicago or Kansas City from here.





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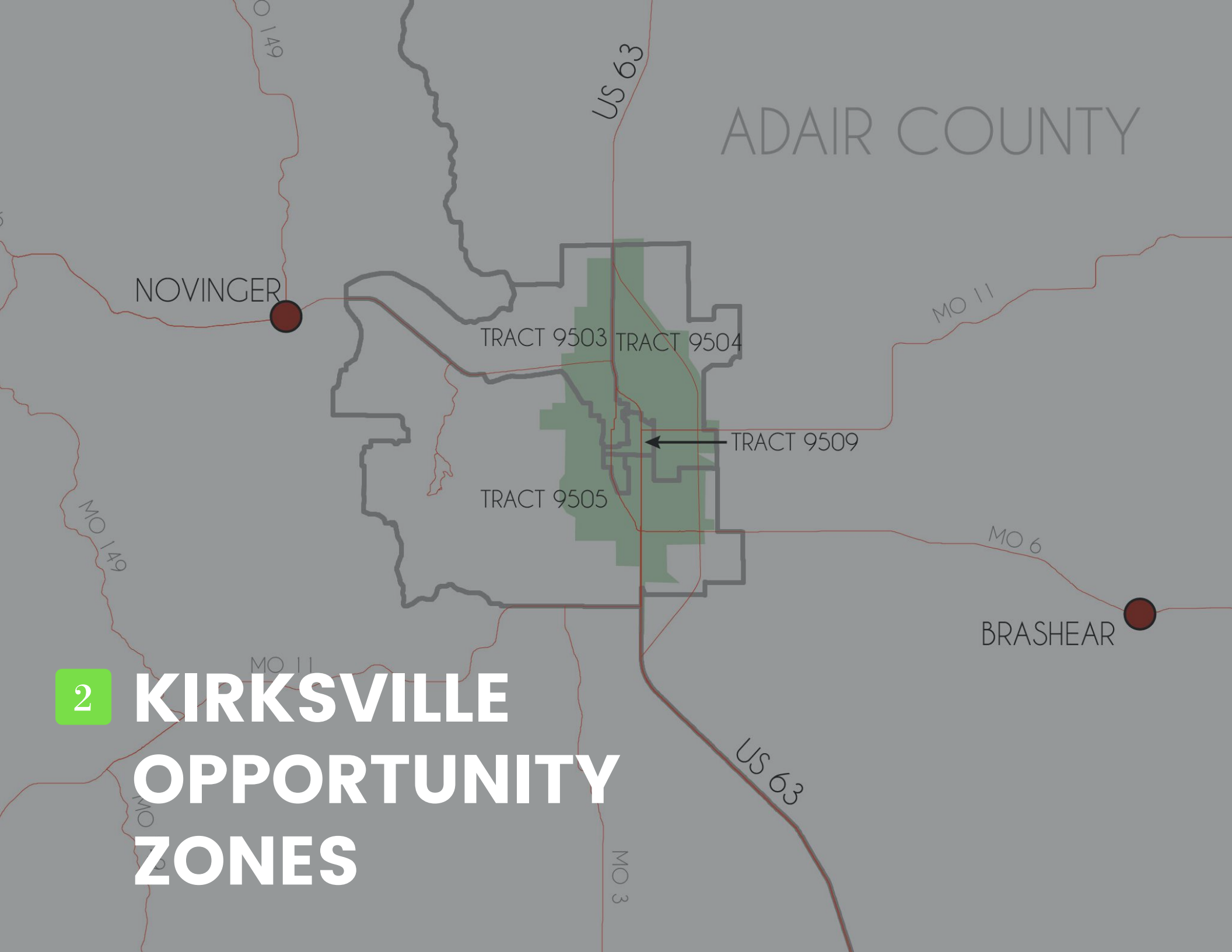
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TRACT 9505

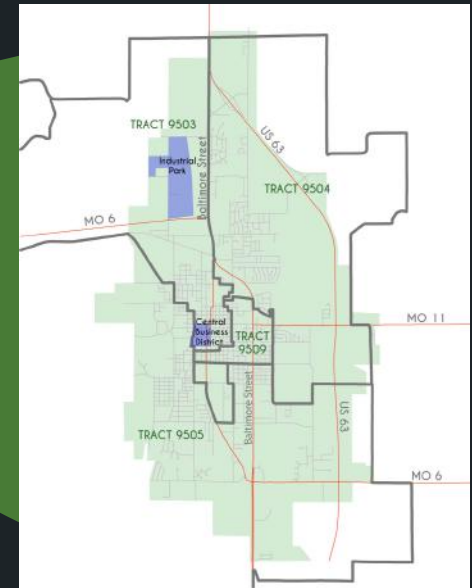
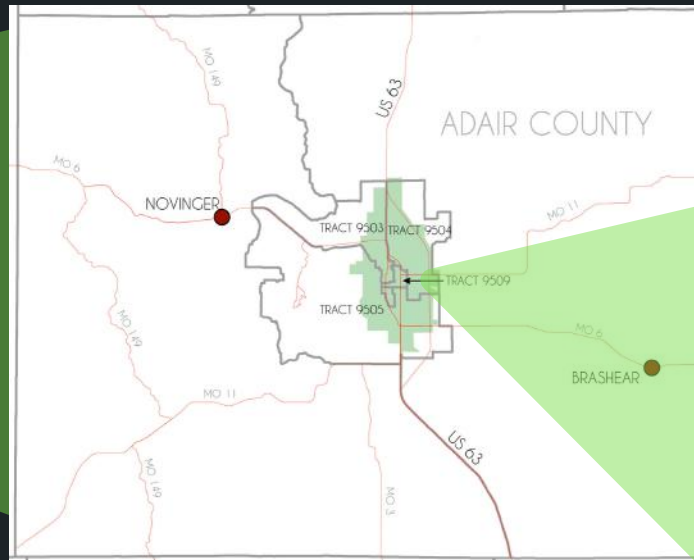
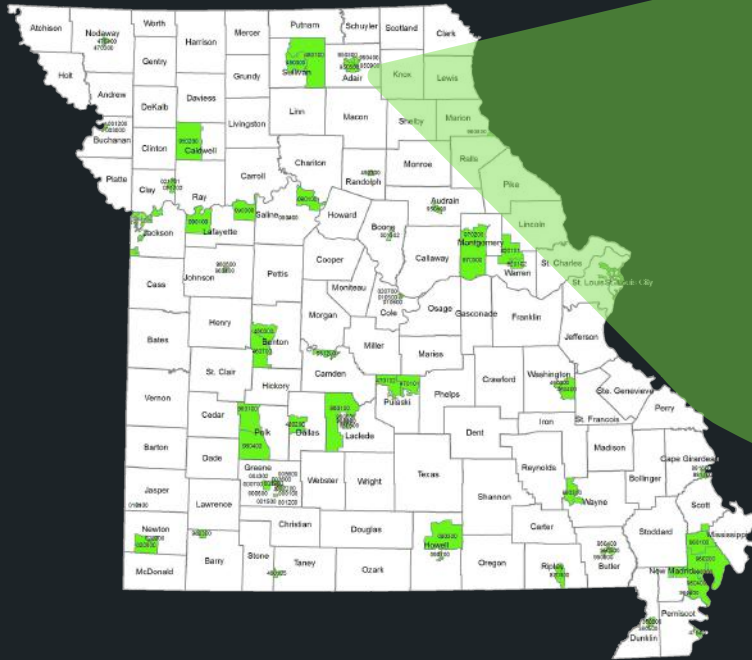
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# KIRKSVILLE OPPORTUNITY ZONES



# MAPS







# INDUSTRIAL

Whether it's new construction or reusing an existing building, Kirksville offers several prime locations for industrial expansions. Certified land for greenfield development is available within the Kirksville Industrial Park.

## **Ideal Projects:**

- Reuse of Ortech building (154,700 sq. ft., former Trade zone, OEM)
- Reuse of Maritz building (14,400 sq. ft.)
- Certified Industrial Greenfield Development in the Kirksville Industrial Park. (Available Acreage)

## **Existing Assets and Anchors:**

### **KraftHeinz**

Kraft-Heinz product lines include: Oscar Mayer bologna, cotto salami, round cut white turkey, square cut ham, and Kraft product spices.



WireCo Worldgroup is the world's leader in manufacturing, engineering, and distributing wire rope, wire rope assemblies, and electromechanical cable.



Hollister, Inc. manufactures quality medical products for ostomy, continence, wound and critical care markets.

Kirksville offers a variety of greenfield and developed sites ready for residential, commercial, or mixed use redevelopment.

**Ideal Projects:**

- Redevelopment of existing commercial centers
- Redevelopment of existing commercial properties along Baltimore Street
- Greenfield Development along East Illinois Street
- Greenfield Development along South Baltimore Street
- Outlot Development along North Baltimore Street

**Existing Assets and Anchors:**

- Baltimore and Illinois Street
- Kirksville R-3 School District
- Kirksville Commons Shopping Center
- Walmart
- Menards
- Kirksville Mall Shopping Center

# GREENFIELD & INFILL







Downtown Kirksville is filled with a historic mixture of businesses, office, entertainment, and housing. Downtown's neighbors include three highly populated employers; Truman State University, A.T. Still University, and Northeast Regional Medical Center.

**Ideal Projects:**

- Downtown Mixed Use Infill
- Historic Rehabs
- Upper-Story Housing or Office
- Reiger Amory Building
- Washington School Building

**Existing Assets and Anchors:**

- Courthouse Square Historic District
- Downtown Cinema 8
- Sue Ross Arts Center
- A.T. Still University Campus
- Northeast Regional Medial Center
- Truman State University Campus

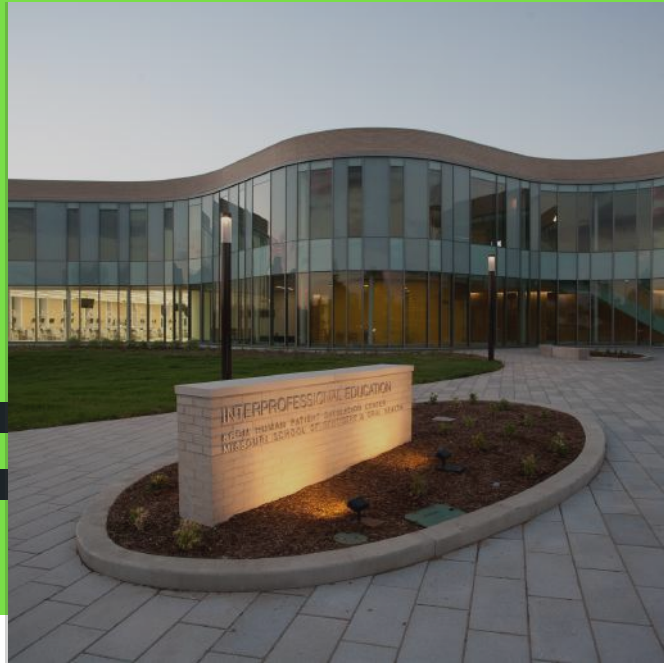


## DEVELOPER

If you are a developer or business interested in attracting an Opportunity zone investor to your project, please create a summary of your project please contact Carolyn Chrisman (cchrisman@kirksvillecity.com) or Ashley Young (ayoung@kirksvillecity.com).

We will make project summaries available to Opportunity Zone Funds looking for investment opportunities. The summary should include:

- Project Description
- Project photo or renderings
- Location/Map
- Development timeline
- Summary of project costs
- Contact information (include website, if available)



## INVESTOR

If you are an investor looking to invest in a project within a City of Kirksville Opportunity Zone please contact Carolyn Chrisman (cchrisman@kirksvillecity.com) or Ashley Young (ayoung@kirksvillecity.com) to learn about projects seeking investors.



## PROJECTS

We would also like to encourage developers and investors to seek out opportunities not yet being developed within the city's Opportunity Zones.

\*Note: Willing to explore other local and statewide incentives.

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## OUR PROCESS