





**OFFERING SUMMARY**

Sale Price:	\$750 per sq ft
Lot Size:	38.88 Acres
Zoning:	R-S, R-M
Market:	Columbia
Submarket:	South Columbia
Traffic Count:	19,290

**PROPERTY OVERVIEW**

Prime development site available in Columbia, MO. Located just 3 miles from the University of Missouri campus at the signalized intersection of Providence & Highway 163.

**LOCATION OVERVIEW**

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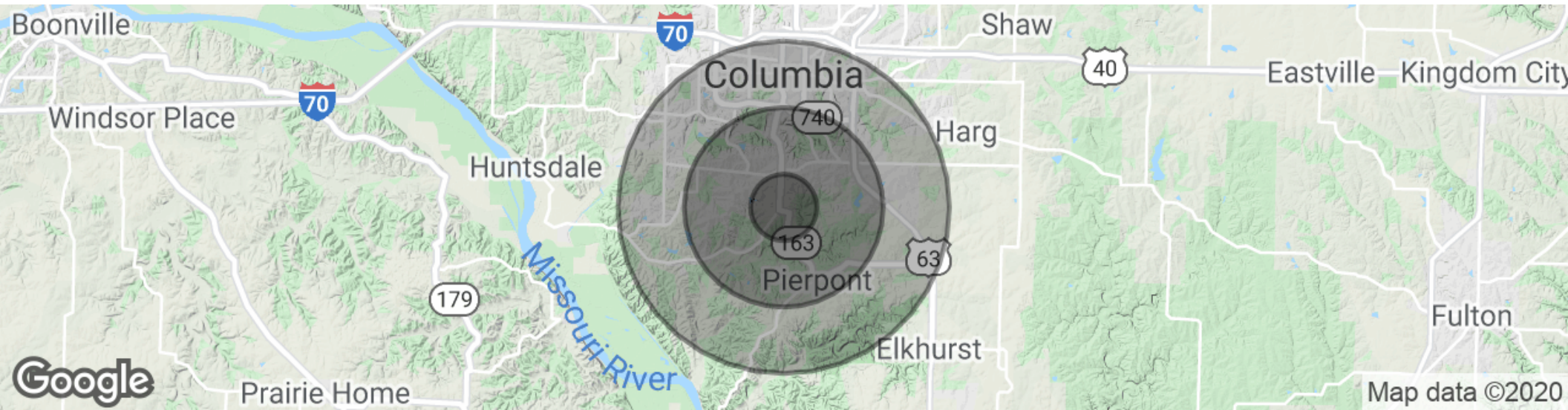
**PROPERTY HIGHLIGHTS**

- Call for Pricing
- Located at the NEC of the signalized intersection of Providence & Highway 163
- Site is graded and has all major utilities to site

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	5,361	25,522	47,751

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,715	65,669	118,863
Median age	26.8	29.0	30.2
Median age (Male)	26.2	28.4	29.8
Median age (Female)	27.9	29.8	30.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,361	25,522	47,751
# of persons per HH	2.6	2.6	2.5
Average HH income	\$33,372	\$52,151	\$58,050
Average house value	\$94,148	\$150,450	\$174,216

*\* Demographic data derived from 2010 US Census*

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