

SINCLAIR FARM

SINCLAIR ROAD, SOUTH OF NIFONG
BLVD, COLUMBIA, MO 65203

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

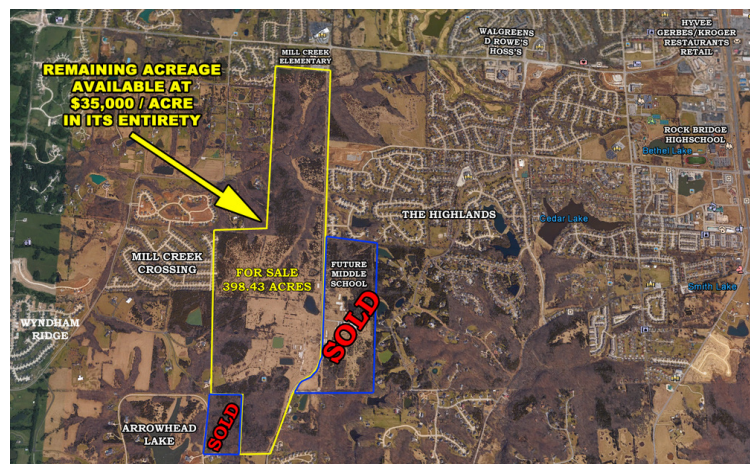
C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Sale Price: \$13,945,050

Available SF:

Lot Size: 398.43 Acres

Zoning: A - Agricultural

Price / Acre: \$35,000

PROPERTY OVERVIEW

Priced at \$35,000 per acre for remaining acreage purchased in its entirety. The University of Missouri is pleased to announce it is offering for sale, and is seeking offers to purchase, real estate in southwest Columbia, Missouri.

The real estate is generally located along both the east and west sides of Sinclair Road, south of Nifong Boulevard. The overall property for sale is 398.43 acres in size.

The property is offered as-is, where-is. The University of Missouri will provide limited warranties and will convey the property with a general warranty deed.

Offers may be submitted to purchase any and/or all of the individual tracts. Bundling or combinations of tracts into configurations different from that shown on the map may not be accepted.

PROPERTY HIGHLIGHTS

- Ideally situated in Southwest Columbia
- Relatively flat terrain
- Located near the newly constructed \$35,000,000 Southwest Middle School
- Average Household Income within a 1 mile radius of \$86,259

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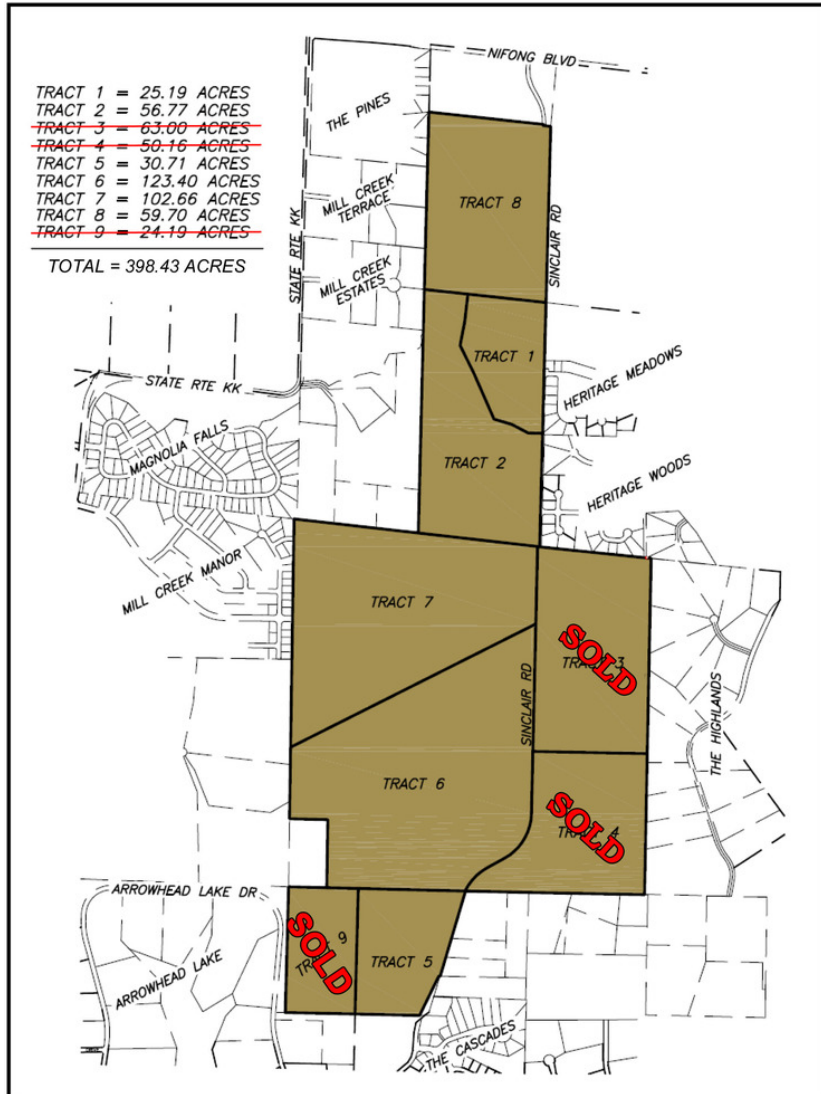
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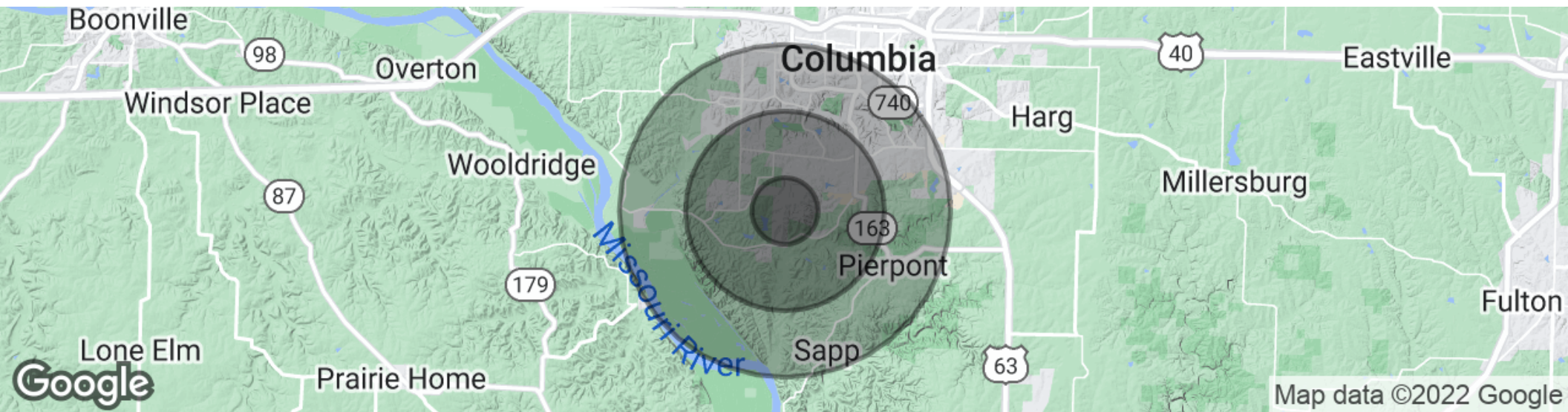
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,266	40,354	98,447
Median age	33.6	32.3	30.1
Median age (Male)	34.3	33.2	30.5
Median age (Female)	32.5	31.5	29.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,818	15,495	38,986
# of persons per HH	2.3	2.6	2.5
Average HH income	\$86,259	\$79,189	\$62,020
Average house value	\$280,558	\$270,472	\$207,557

** Demographic data derived from 2020 ACS - US Census*

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