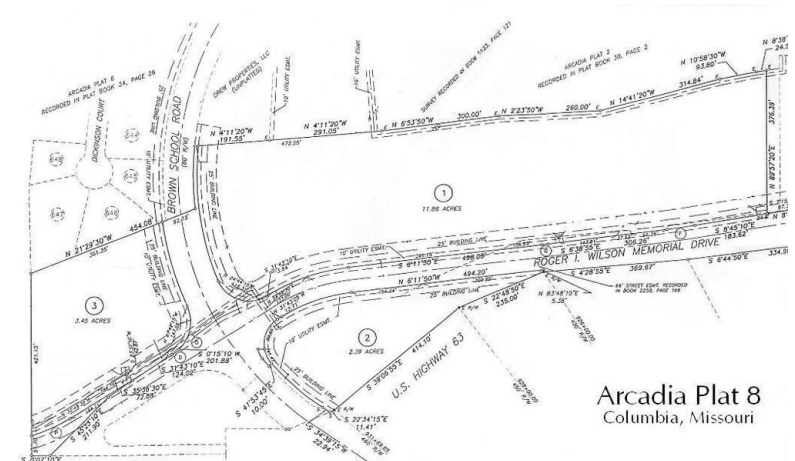




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C: 314.477.4462



OFFERING SUMMARY

Sale Price: \$4.00 - \$6.00 PSF

Available SF:

Lot Size: 17.7 Acres

Price / SF: -

PROPERTY OVERVIEW

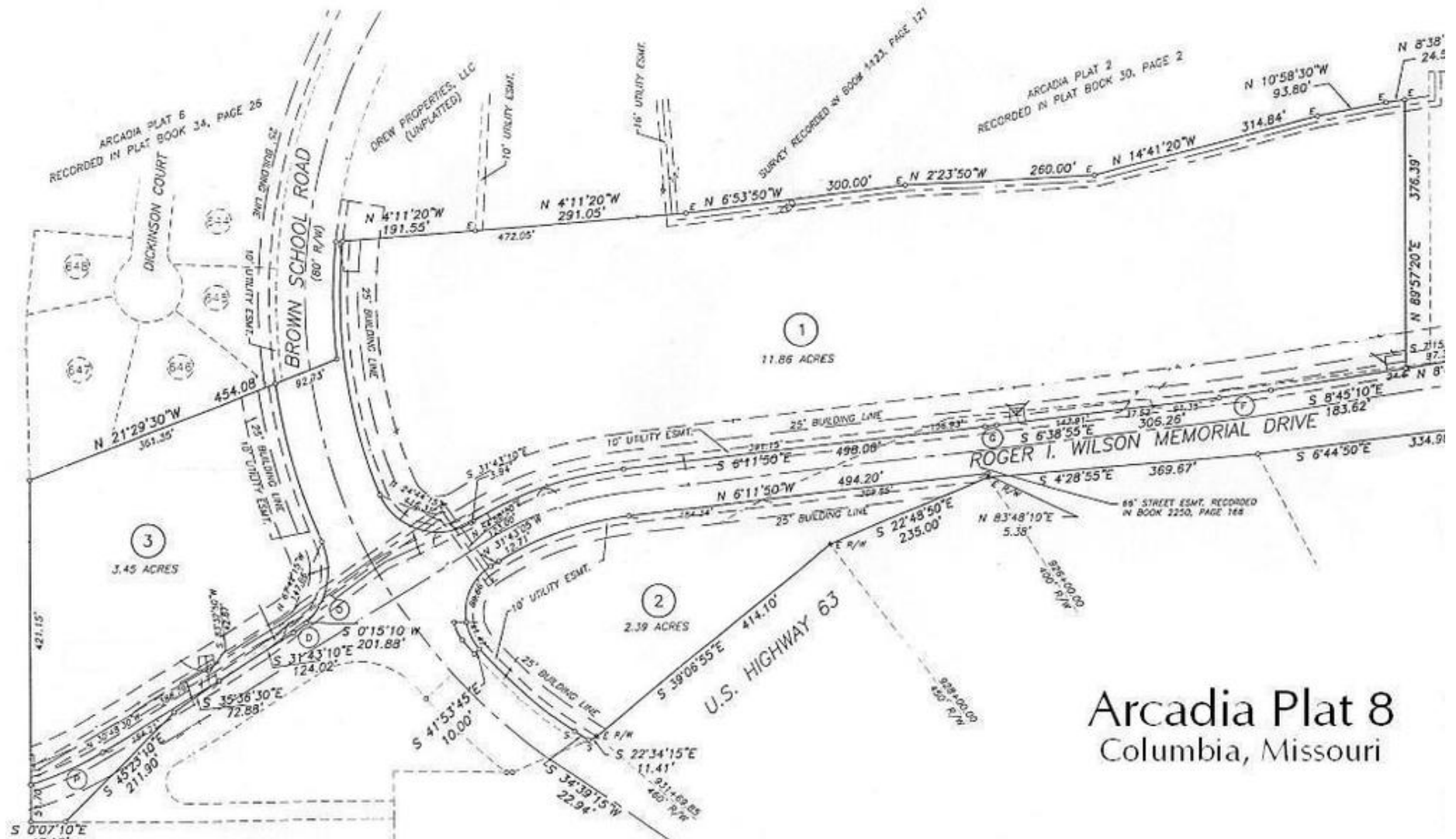
Prime Land for Sale at Highway 63 and Brown School Road at Arcadia

PROPERTY HIGHLIGHTS

- Seller will divide into smaller pad sites
- 3 Parcels Available:
 - -Northwest Parcel 11.86 Acres \$4.00/SF
 - -Northeast Parcel is 2.39 acres \$6.00/SF
 - -Southwest Parcel is 3.45 acres \$6.00/SF
- Nearest Retail 1 mile away
- Planned development in the area includes:
 - -New Fire and Police Station, SkyZone Trampoline Park, Columbia Healthcare Center, Little Hills Hospital, and Columbia Safety
- 2,520 homes within a mile radius with an average income of \$64,160

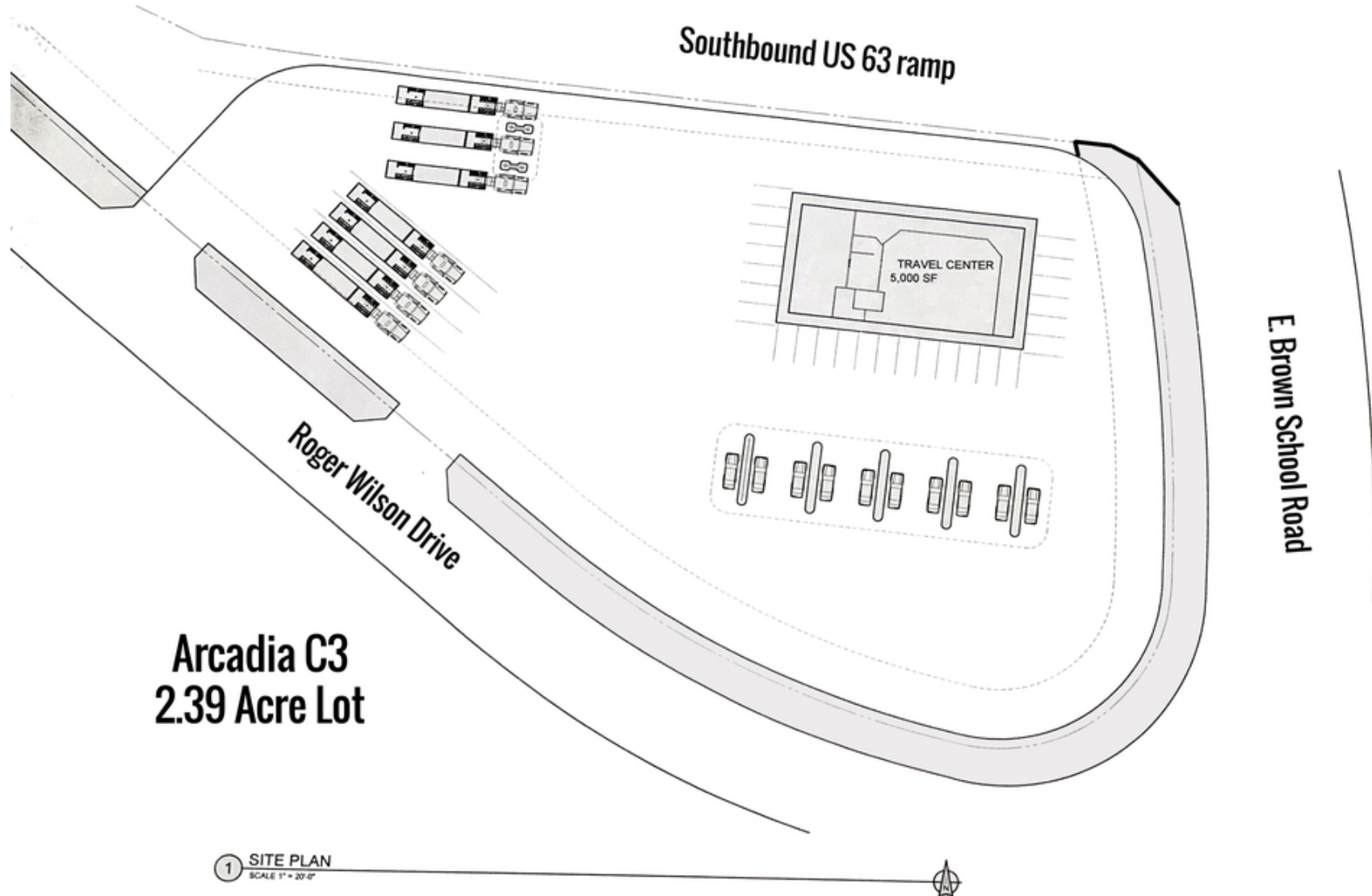
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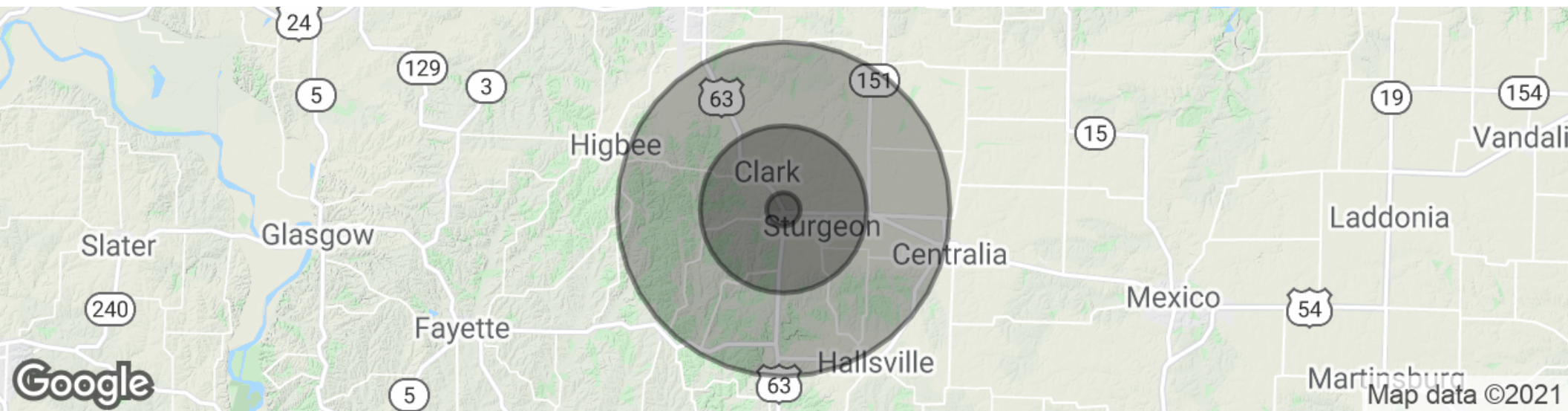


Arcadia Plat 8
Columbia, Missouri

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	125	2,964	11,967
Median age	39.9	39.0	39.2
Median age (Male)	38.8	38.1	38.0
Median age (Female)	41.3	40.1	40.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	39	1,027	4,212
# of persons per HH	3.2	2.9	2.8
Average HH income	\$61,881	\$59,653	\$59,124
Average house value	\$158,816	\$158,208	\$155,028

** Demographic data derived from 2010 US Census*

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