

# HIGHWAY 63 & VANDIVER DR - 1 ACRE SITE

COLUMBIA, MO 65201

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## OFFERING SUMMARY

Sale Price: \$160,000

Available SF:

Lot Size: 1.0 Acres

Market: Columbia

Price / SF: \$3.67

## PROPERTY OVERVIEW

1 acre commercial lot located at the Highway 63 & Vandiver interchange. The site is zoned for commercial use, is roughly graded and offers easy access and great visibility from Highway 63.

## LOCATION OVERVIEW

Located at the Highway 63 & Vandiver interchange this property sits just 1/2 mile North of the Interstate 70 & Highway 63 interchange (the busiest interchange in Central Missouri).

## PROPERTY HIGHLIGHTS

- Major retailers in the immediate area include Menard's, Bass Pro and Furniture Row
- All Utilities on or near site

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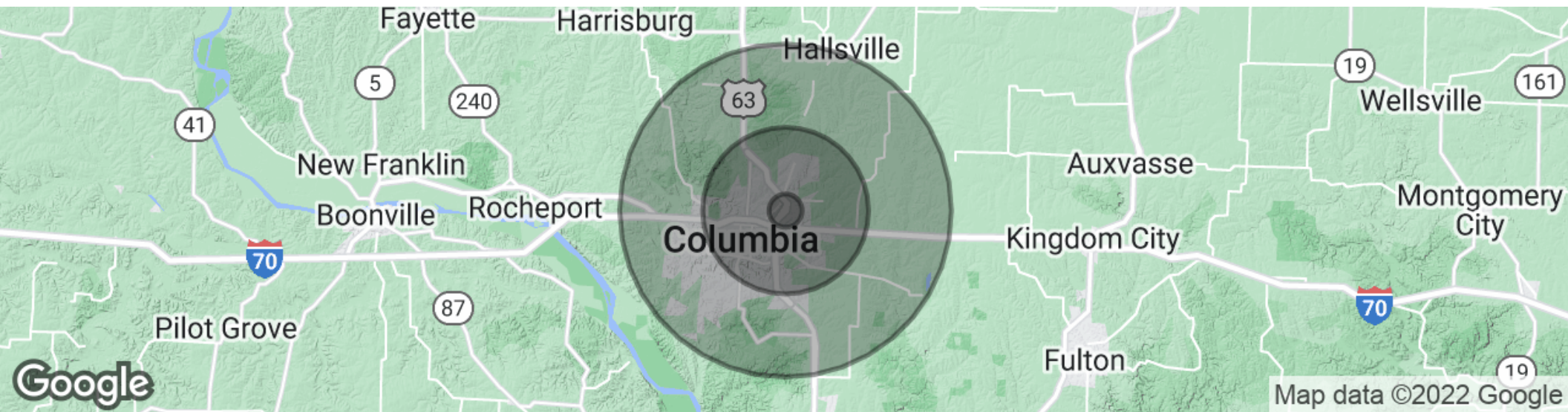
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,021	30,143	148,705
Median age	32.3	26.9	30.7
Median age (Male)	30.0	26.1	30.5
Median age (Female)	34.0	27.6	31.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	408	11,369	60,016
# of persons per HH	2.5	2.7	2.5
Average HH income	\$62,074	\$52,547	\$60,034
Average house value	\$154,087	\$179,196	\$185,310

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

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