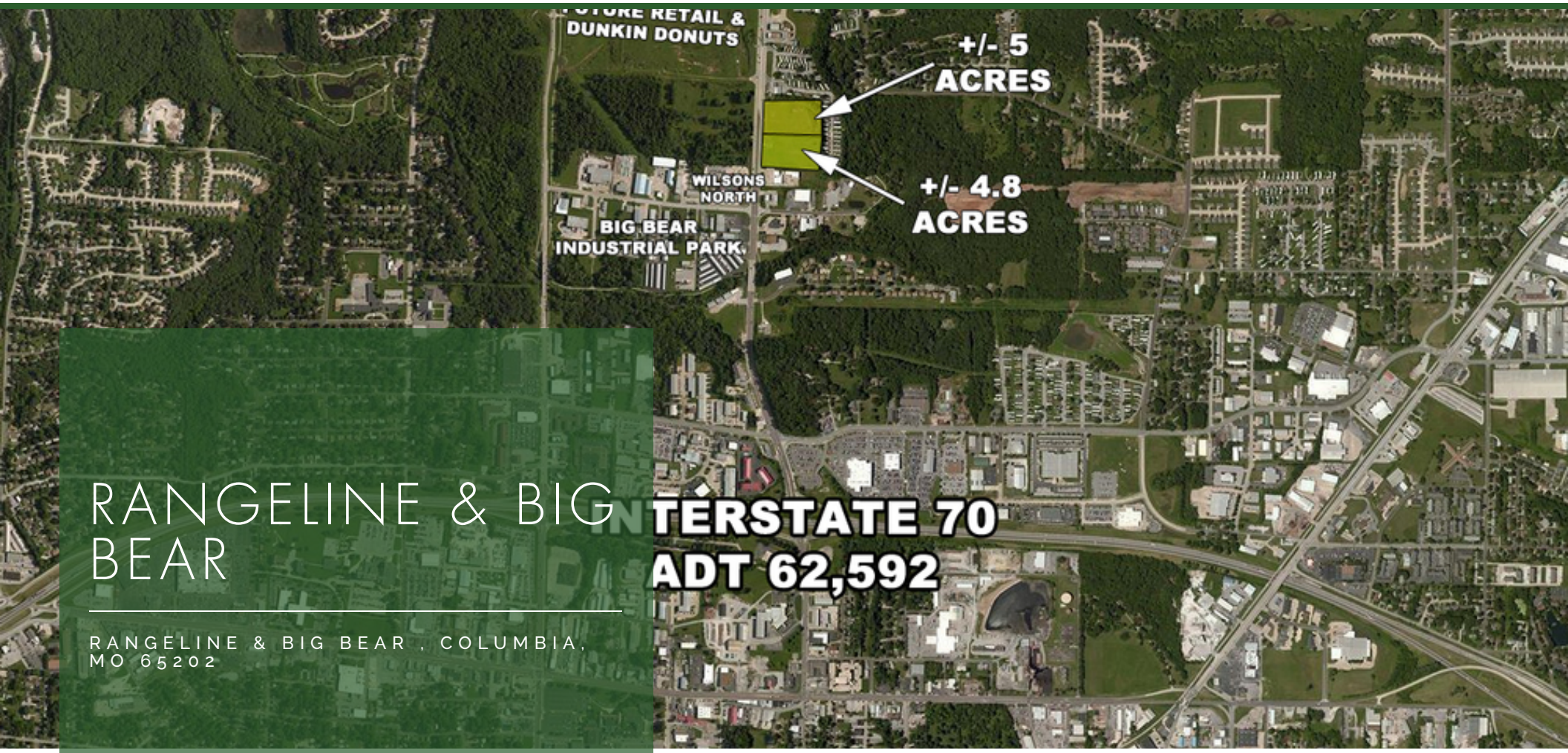
MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



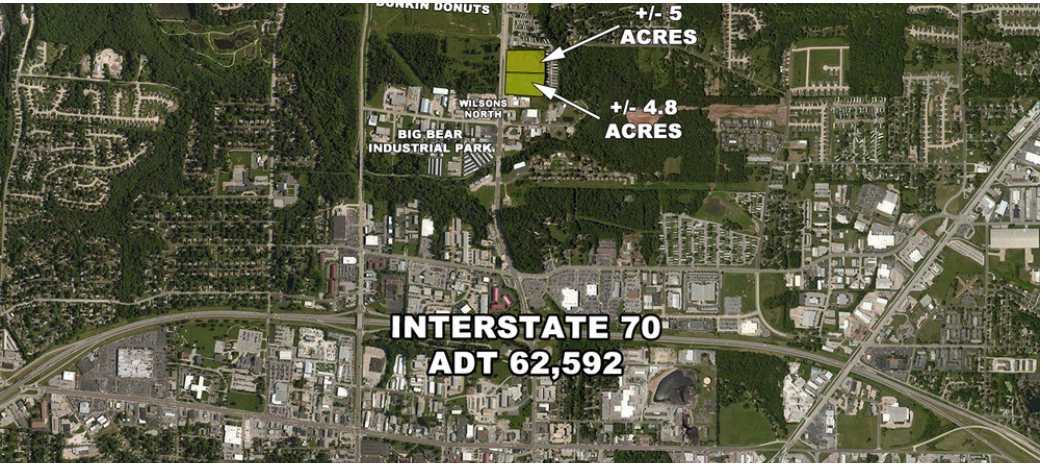
RANGELINE & BIG BEAR

RANGELINE & BIG BEAR , COLUMBIA, MO 65202

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



OFFERING SUMMARY

Sale Price:	$940,896 - $1,920,996
Available SF:	
Lot Size:	9.8 Acres
Zoning:	IG
Price / SF:	-

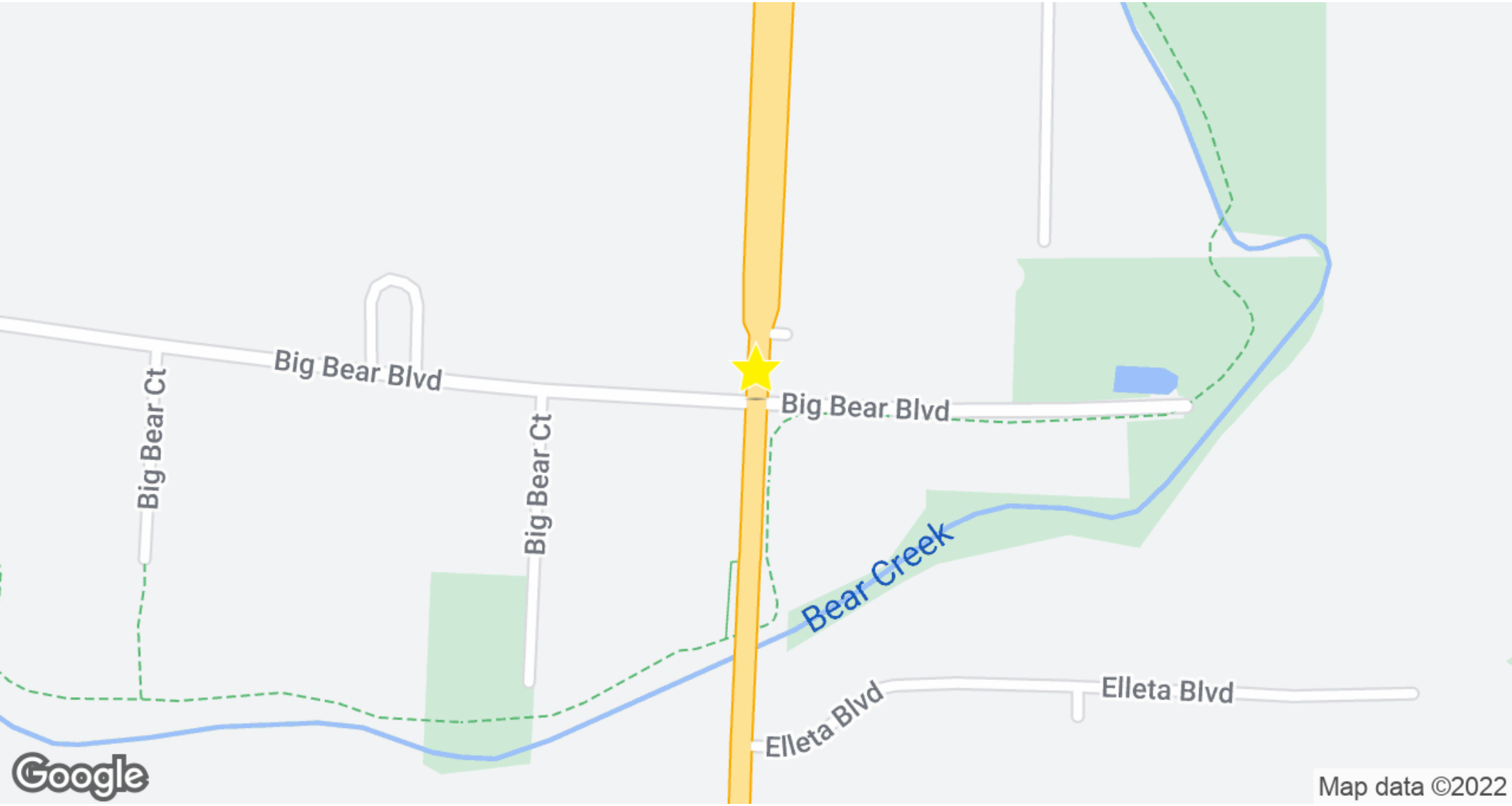
PROPERTY OVERVIEW

Prime Industrial Tracts located in Northern Columbia, MO
Close proximity to Highway 70
Great exposure to Rangeline Rd / Hwy 740

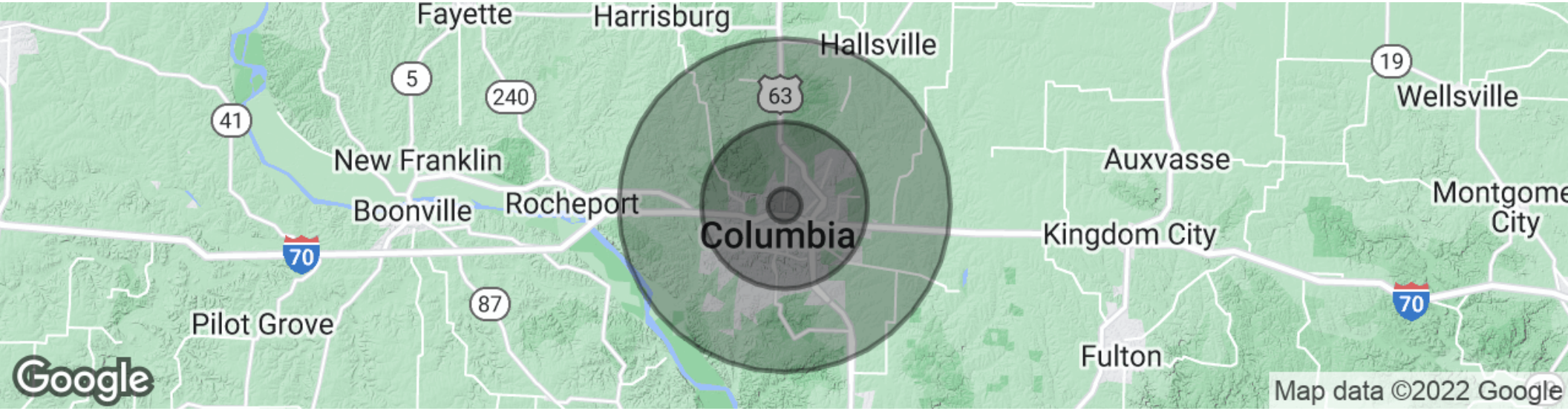
PROPERTY HIGHLIGHTS

- Tract 1: 4.8 acres = $940,896
- Tract 2: 5 acres = $980,100
- PRICE: $940,896 - $1,920,996

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131



MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131



POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,036	104,855	162,500
Median age	29.8	29.9	30.5
Median age (Male)	27.9	29.1	30.3
Median age (Female)	31.2	30.8	30.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,062	42,028	65,309
# of persons per HH	2.4	2.5	2.5
Average HH income	$50,386	$53,737	$59,845
Average house value	$153,282	$156,626	$178,166

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

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131