



RICHLAND FARMS

6450 E RICHLAND ROAD, COLUMBIA,
MO 65201

HIGHWAY 63

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Sale Price: \$7,759,500

Available SF:

Lot Size: 258.65 Acres

Price / Acre: \$30,000

Zoning: A-R (Agriculture Residential)

Market: Columbia

PROPERTY OVERVIEW

+/- 258.65 acre site located at the intersection of Richland Road & Olivet Road. The site offers easy access to shopping amenities with HyVee, Walmart, Sam's Club, Lowe's and others all just 3 miles away. All utilities are on site. Majority of the site is open pasture with relatively flat terrain. Owner will transfer title at closing.

PROPERTY HIGHLIGHTS

- Conveniently located with easy access to highways and amenities
- Calm, tranquil setting in East Columbia
- Mostly flat terrain
- Zoned for single family development

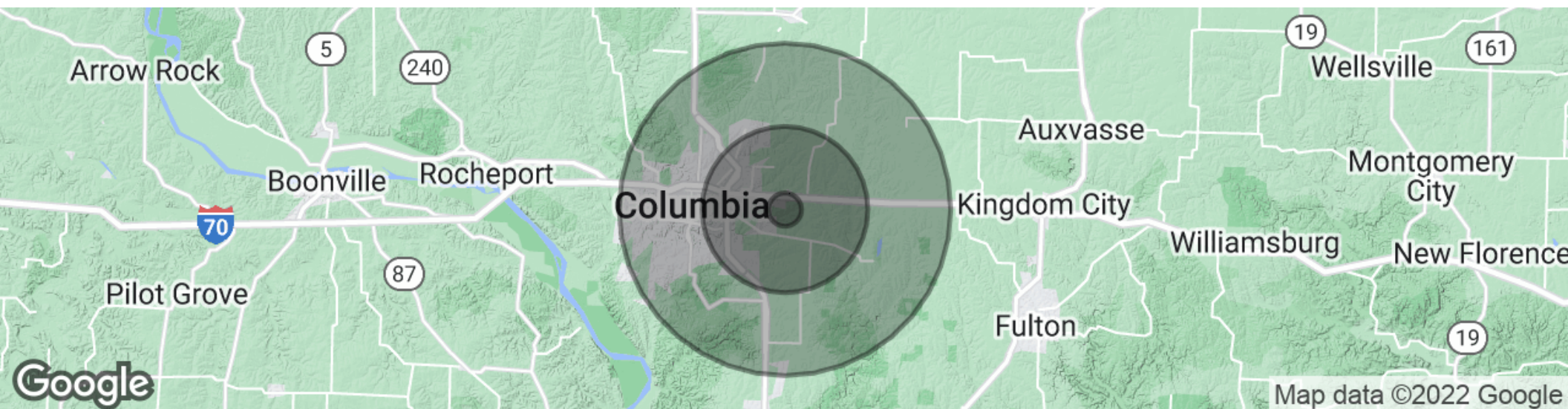
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	319	28,318	136,303
Median age	36.2	29.9	30.2
Median age (Male)	34.3	28.7	29.6
Median age (Female)	37.8	31.2	30.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	131	12,348	54,999
# of persons per HH	2.4	2.3	2.5
Average HH income	\$80,593	\$56,747	\$56,536
Average house value	\$206,204	\$159,510	\$167,685

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

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