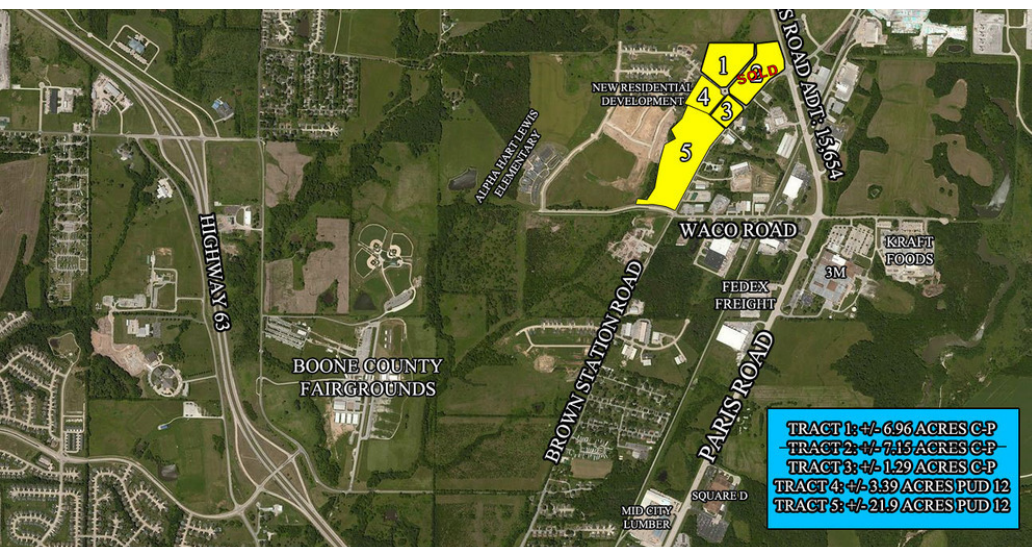


BROWN STATION RD & PARIS RD TRACT 4

5801-6013 BROWN STATION RD,
COLUMBIA, MO 65202

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





OFFERING SUMMARY

Sale Price:	\$2.00 / SF
Available SF:	
Lot Size:	3.39 Acres
Price / Acre:	\$87,120
Zoning:	PUD 12

PROPERTY OVERVIEW

3.39 acres of PUD-RMF (multi-family) ground available in North Columbia. With a new Mexican restaurant planned for development at the hard corner, along with the close proximity to local schools, major employers and Highway 63 this site is primed for additional development. Property can be divided and is priced to sell.

PROPERTY HIGHLIGHTS

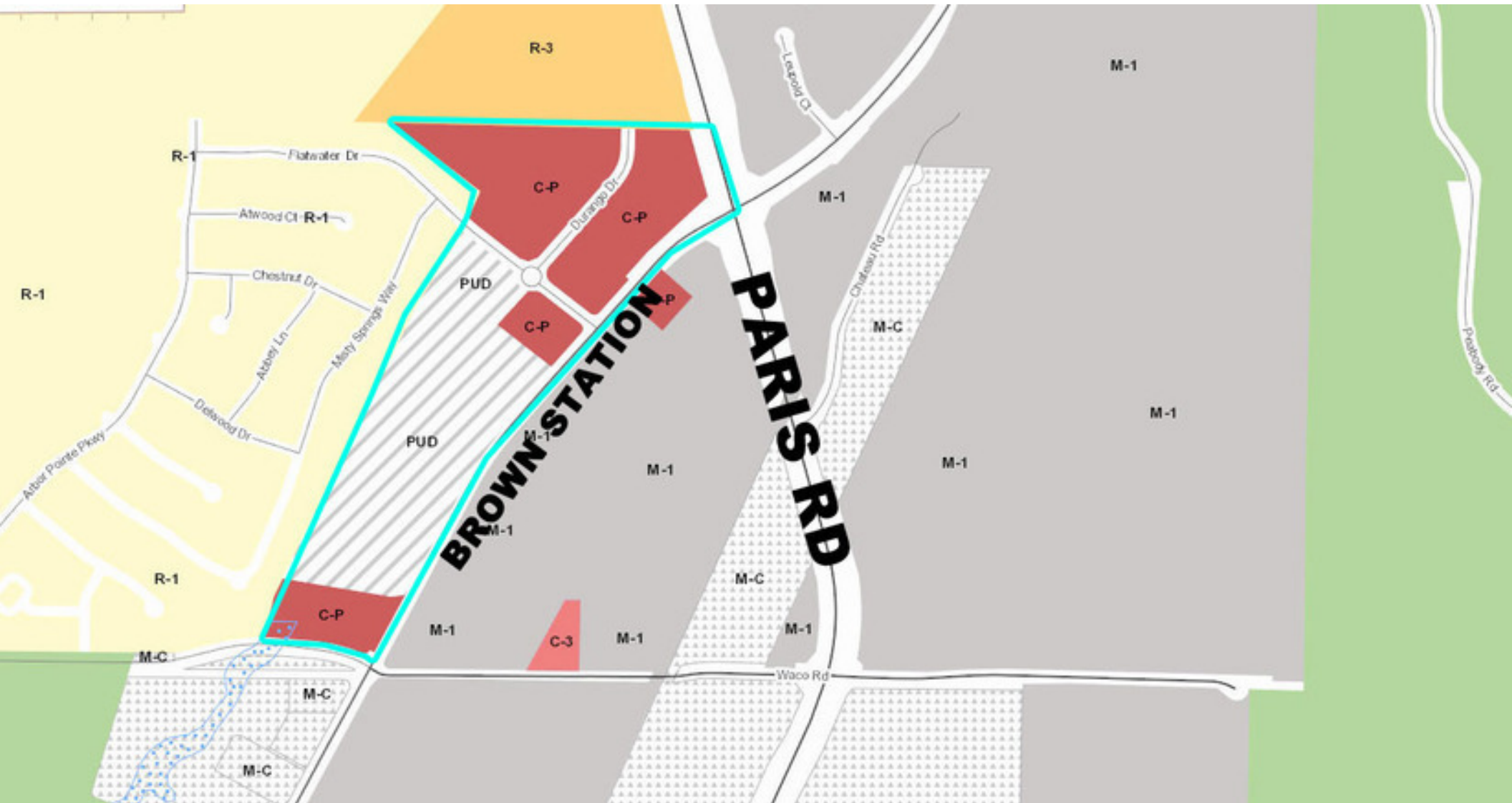
- Great traffic counts
- Signalized intersection
- Open zoning for majority of commercial ground

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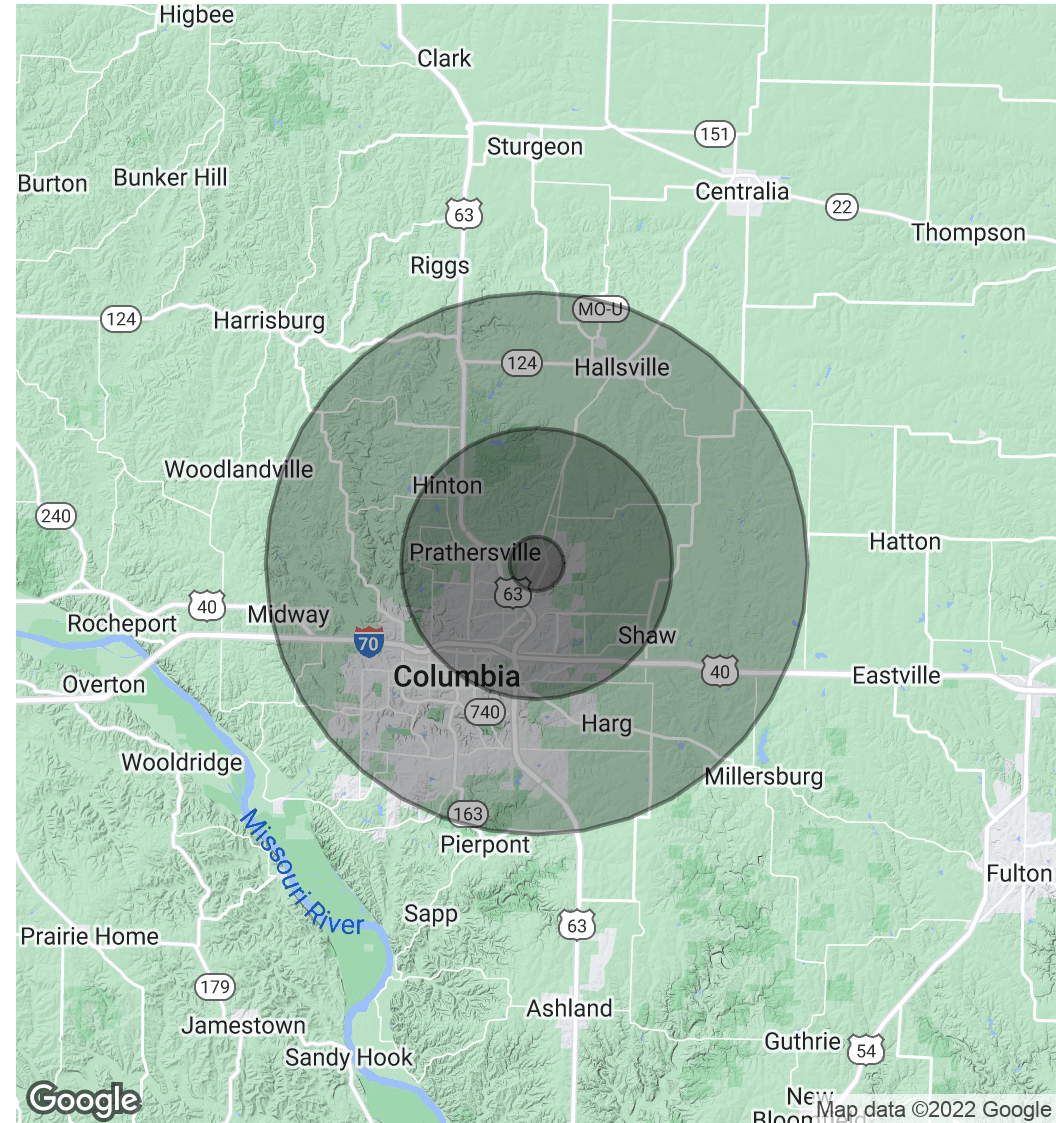
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,954	46,744	148,637
Average age	29.8	29.5	30.8
Average age (Male)	29.7	28.6	30.2
Average age (Female)	30.0	30.6	31.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	797	19,784	60,717
# of persons per HH	2.5	2.4	2.4
Average HH income	\$41,478	\$49,032	\$57,433
Average house value	\$127,977	\$143,211	\$167,154

* Demographic data derived from 2020 ACS - US Census



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