



MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
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OFFERING SUMMARY

Sale Price:	\$50,000 / acre
Available SF:	
Lot Size:	1.94 Acres
Price / Acre:	\$50,000
Zoning:	IG

PROPERTY OVERVIEW

Located at the SEC of Brown Station Road & Heller Road this site sits approximately 3 miles from Highway 63 and 5 miles from Interstate 70.
 Industrial land for Sale

PROPERTY HIGHLIGHTS

- Platted, Shovel ready industrial sites
- Rail access available
- Columbia Trans Load less than a mile away
- All major utilities available on site

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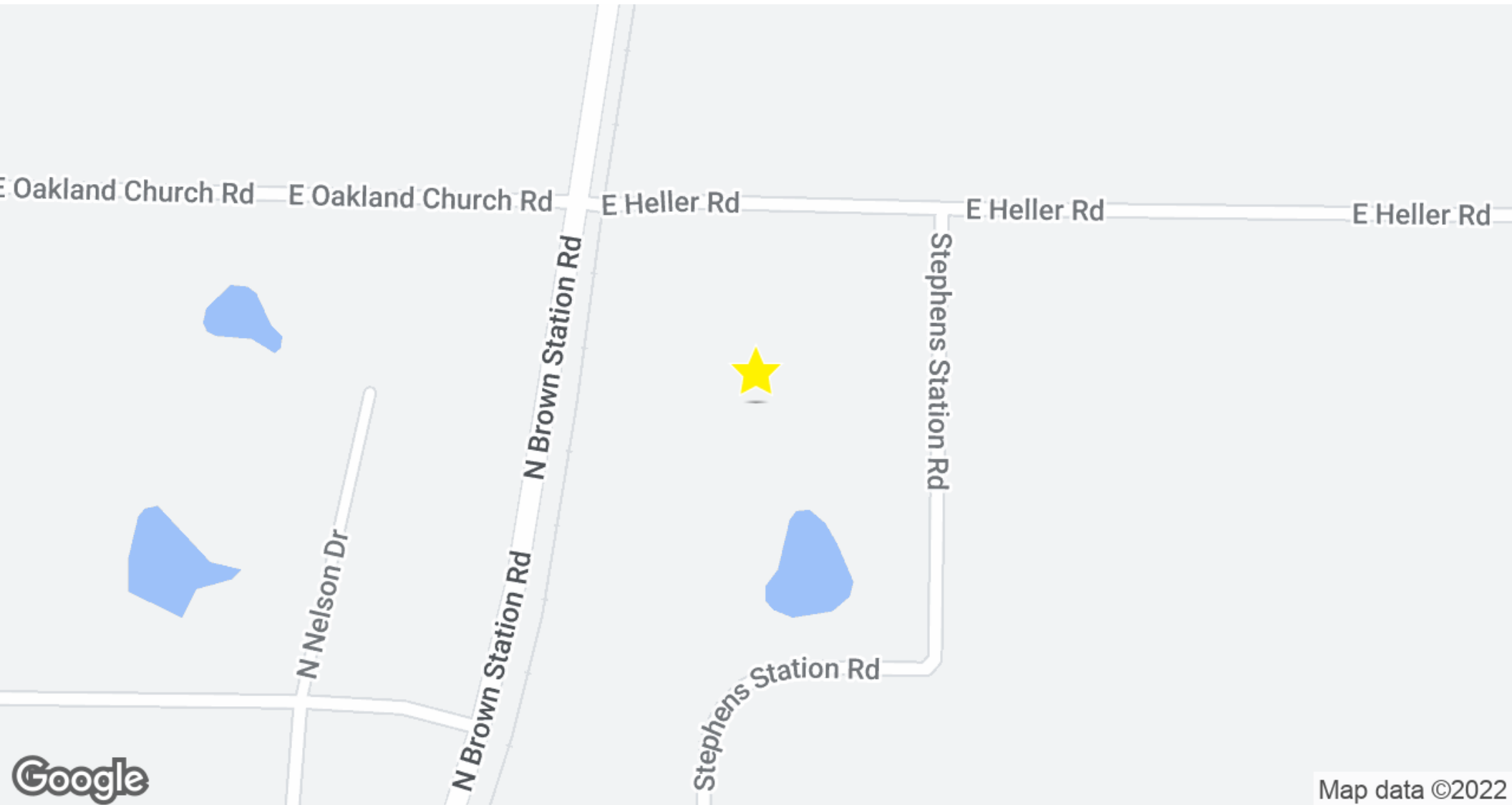
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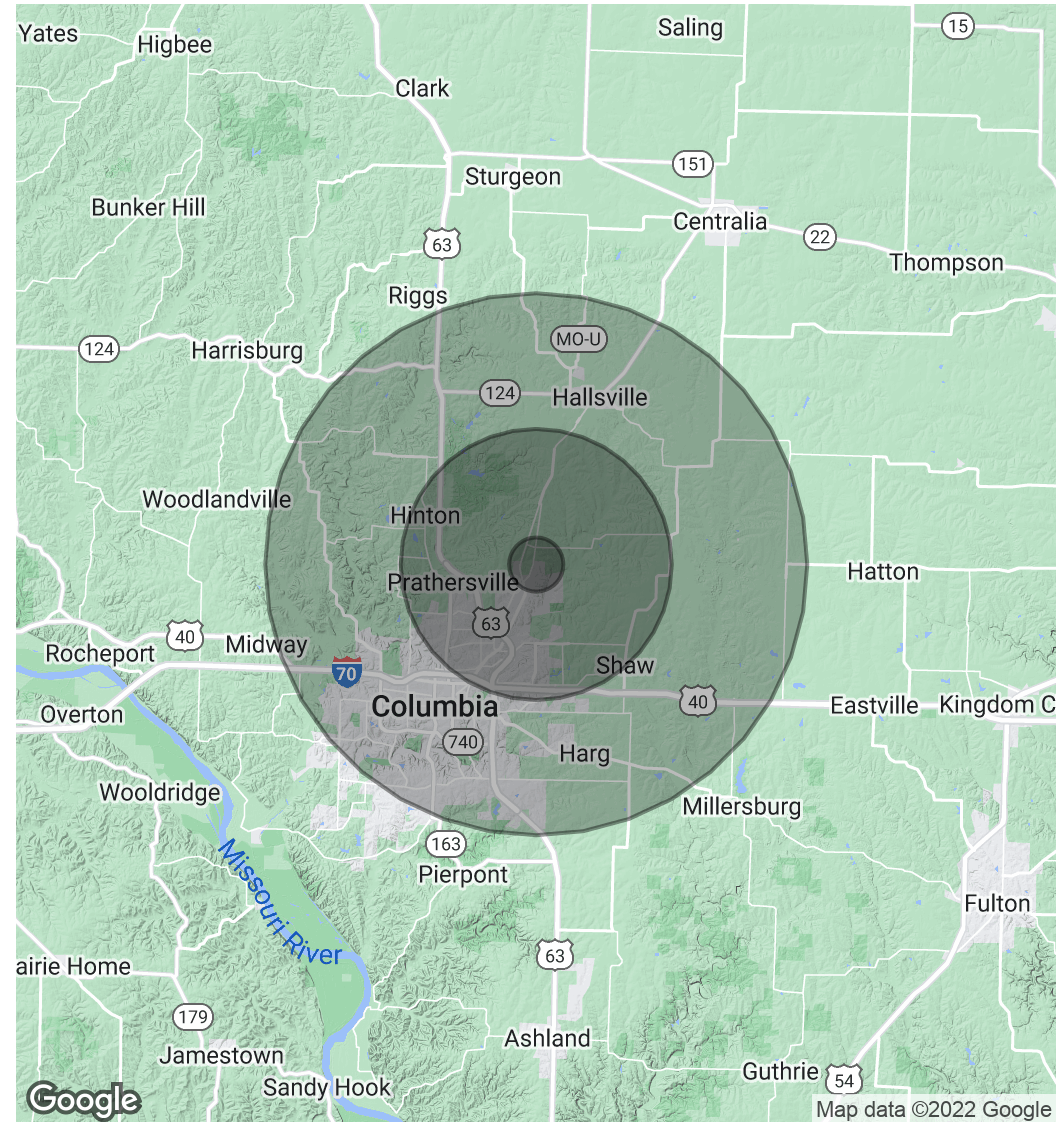


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,070	32,648	129,745
Average age	29.0	30.2	30.3
Average age (Male)	28.8	29.1	29.5
Average age (Female)	29.2	31.4	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	967	13,812	52,385
# of persons per HH	2.1	2.4	2.5
Average HH income	\$39,063	\$49,993	\$54,325
Average house value	\$122,279	\$137,572	\$156,641

* Demographic data derived from 2020 ACS - US Census



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