MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



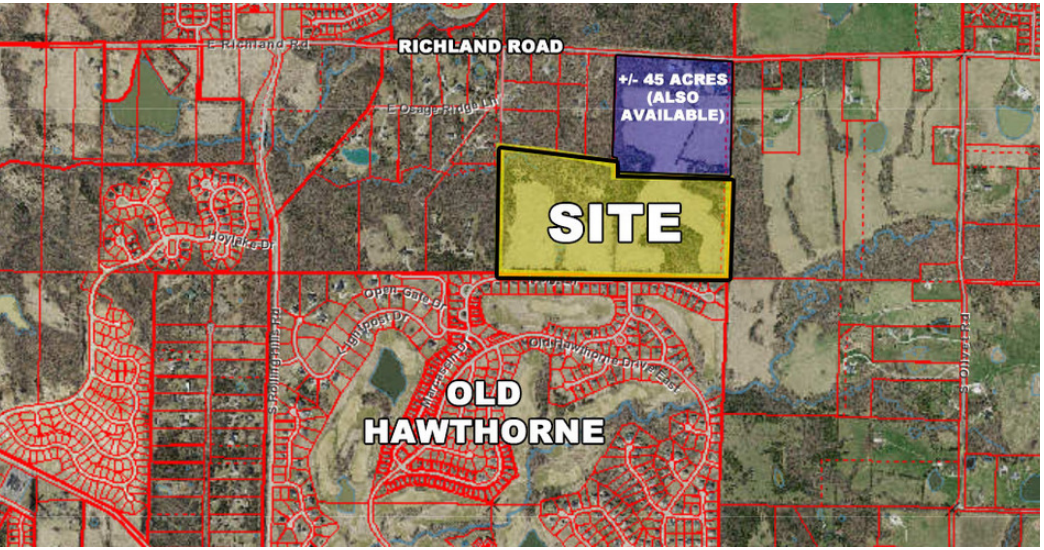
79 ACRES RICHLAND ROAD

COLUMBIA, MO 65201

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OFFERING SUMMARY

Sale Price:	$2,370,000
Available SF:	
Lot Size:	79 Acres
Price / Acre:	$30,000 / Acre
Zoning:	A-R

PROPERTY OVERVIEW

Located immediately North of the Old Hawthorne subdivision and just South of Richland Road, this +/- 79 acre site is primed for residential development. The site offers close proximity to a multitude of retail amenities, easy access to Interstate 70 but also allows for a tranquil setting. Adjacent 45 acre tract can also be purchased.

PROPERTY HIGHLIGHTS

- Prime residential development tract
- Ideal location just North of Old Hawthorne subdivision
- Close proximity to a multitude of retail amenities
- Easy access to Interstate 70
- Relatively flat terrain
- Adjacent 45 acre tract just North of site also available for purchase

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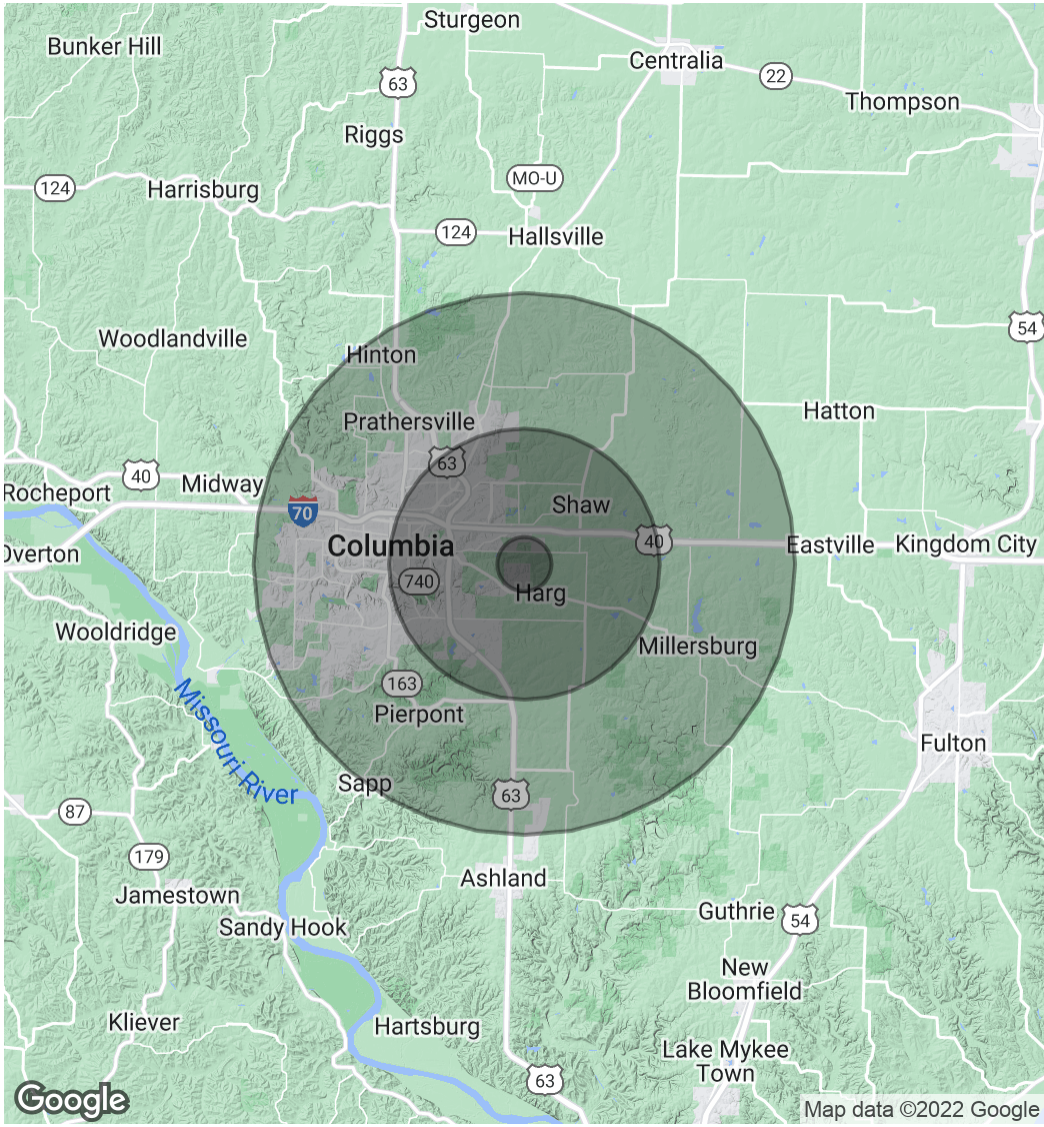


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	392	35,311	141,861
Average age	35.1	28.6	30.4
Average age (Male)	33.0	27.6	29.9
Average age (Female)	36.9	29.7	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	159	14,694	57,690
# of persons per HH	2.5	2.4	2.5
Average HH income	$76,814	$53,662	$57,343
Average house value	$193,190	$159,747	$171,675

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



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