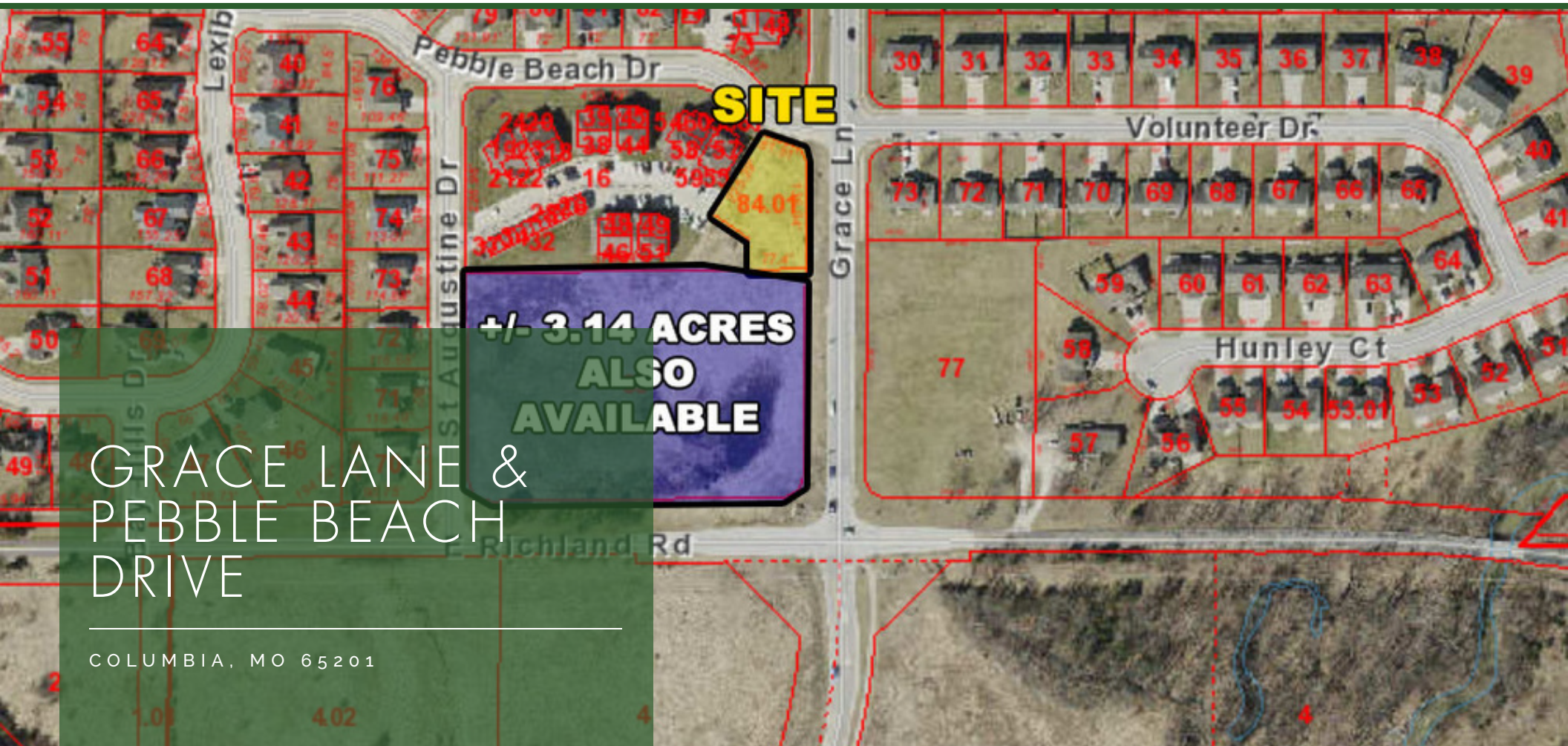




GRACE LANE & PEBBLE BEACH DRIVE

COLUMBIA, MO 65201

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



OFFERING SUMMARY

Sale Price:	\$55,000
Available SF:	
Lot Size:	0.36 Acres
Price / Acre:	\$152,778
Zoning:	P-D

PROPERTY OVERVIEW

Located at the intersection of Grace Lane & Pebble Beach Drive. This +/- 0.36 acre site is graded with utilities on site. Zoned for multi-family development and priced to sell.

PROPERTY HIGHLIGHTS

- Site is graded
- Utilities on site
- Priced at \$55,000
- Easy access to Interstate 70
- Close proximity to a multitude of retail amenities

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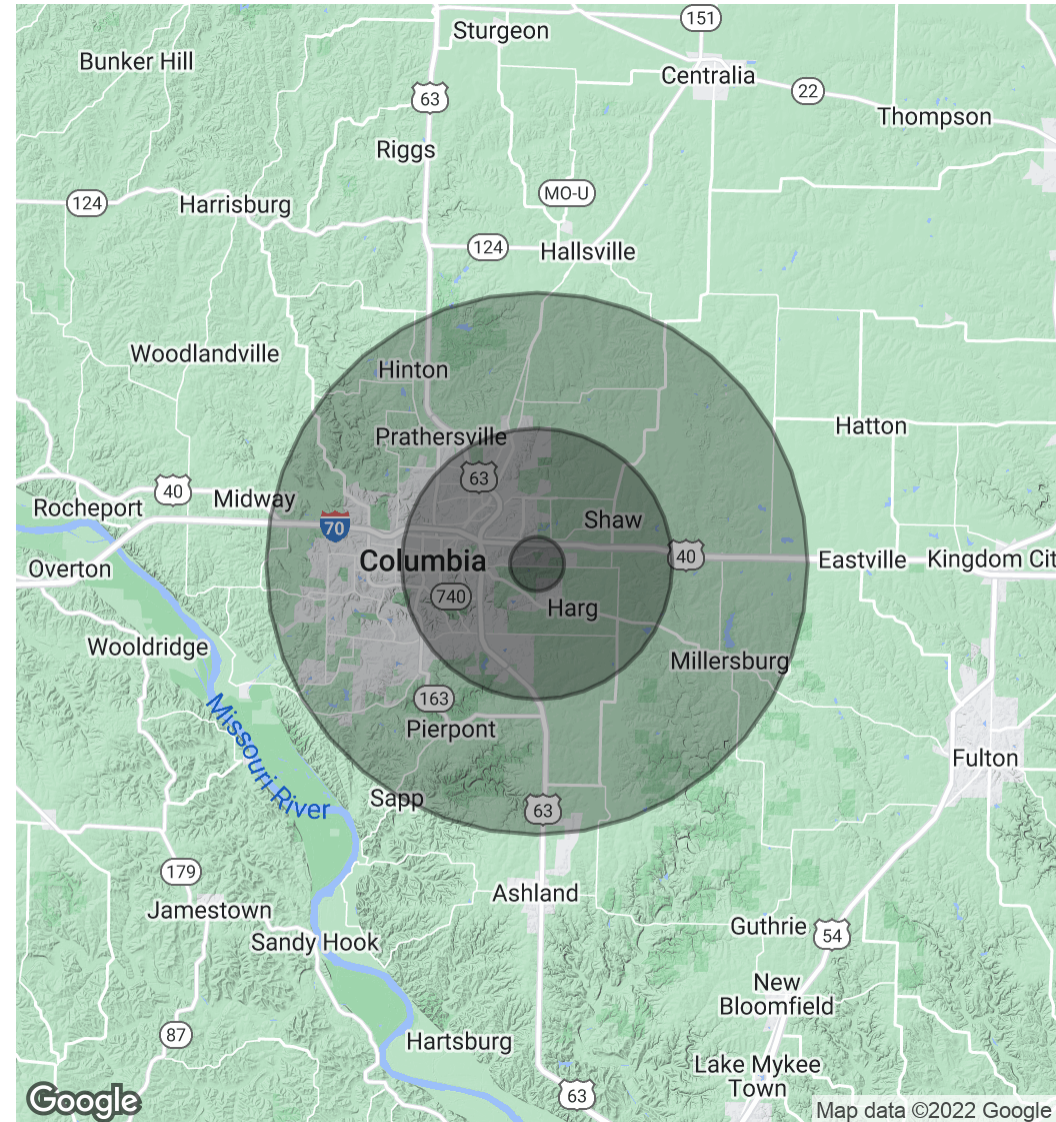
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,334	57,621	153,227
Average age	32.0	27.0	30.6
Average age (Male)	29.5	26.3	30.2
Average age (Female)	34.1	27.8	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	535	22,082	61,736
# of persons per HH	2.5	2.6	2.5
Average HH income	\$63,323	\$47,556	\$58,844
Average house value	\$147,811	\$153,755	\$175,556

* Demographic data derived from 2020 ACS - US Census



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