



45 ACRES RICHLAND ROAD

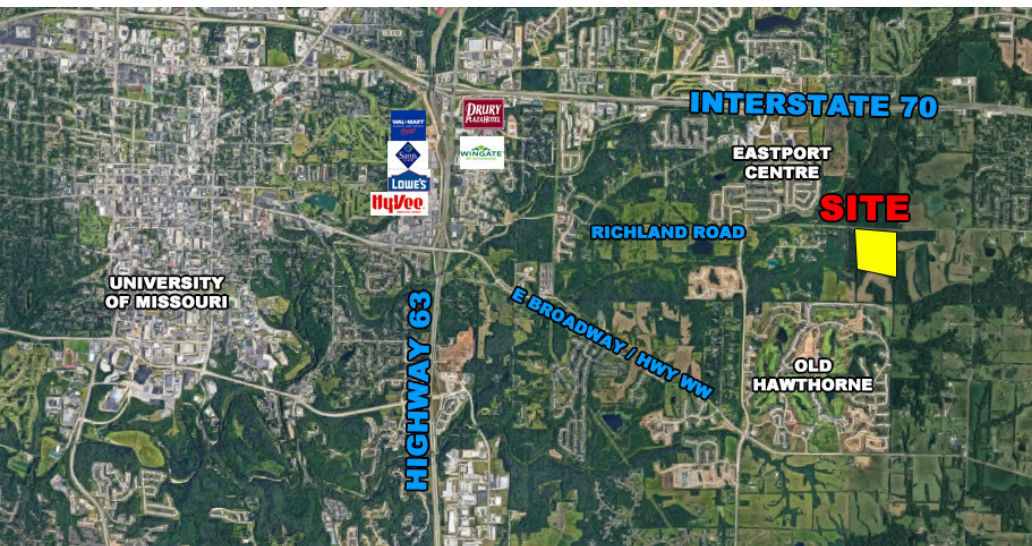
COLUMBIA, MO 65201

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Sale Price:	\$1,350,000
Available SF:	
Lot Size:	45 Acres
Price / Acre:	\$30,000

PROPERTY OVERVIEW

Located immediately North of the Old Hawthorne subdivision and just South of Richland Road, this +/- 45 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 79 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 79 acre tract just South of site also available for purchase

MEL ZELENAK

MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

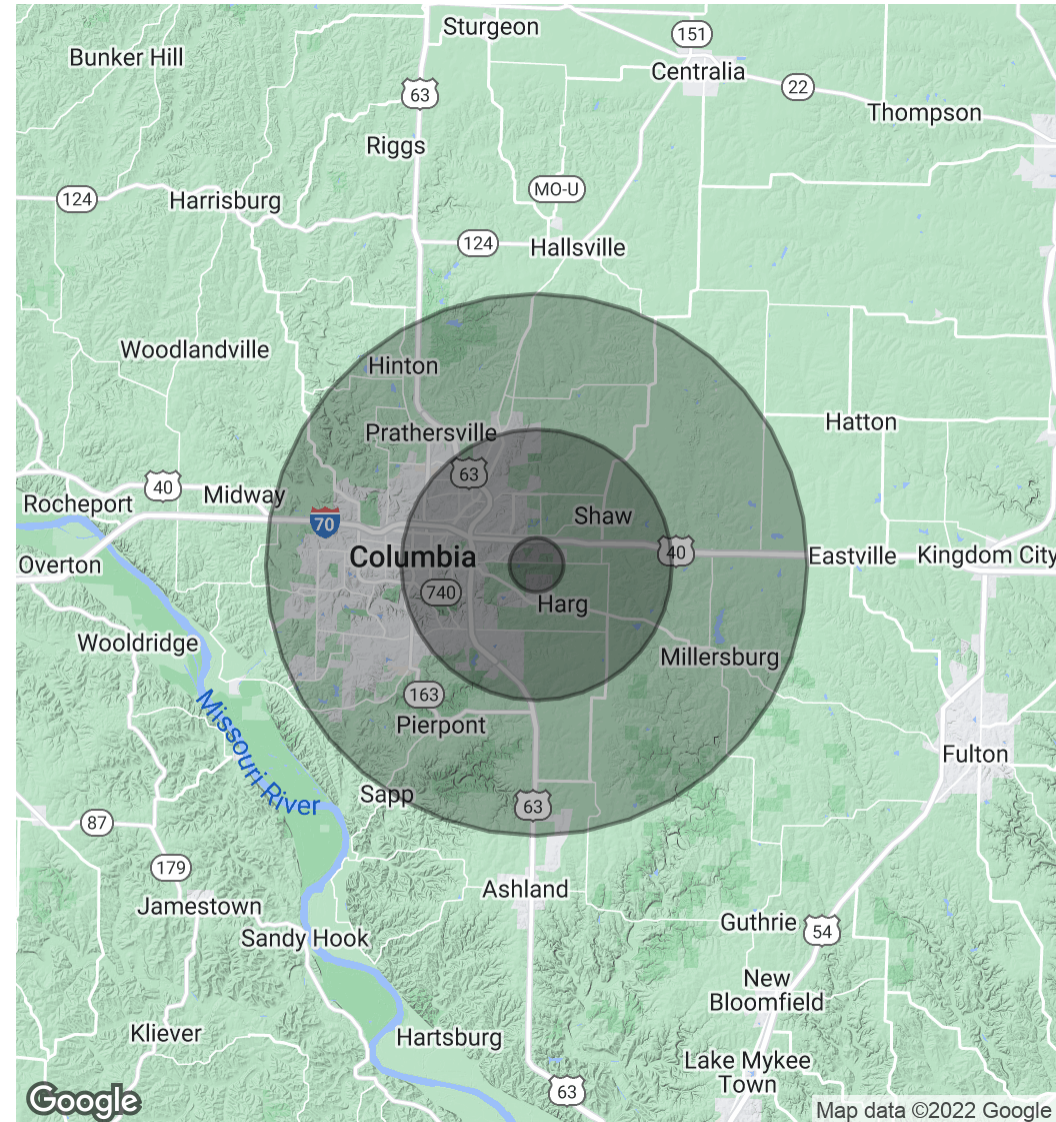


MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	970	47,531	147,350
Average age	32.6	27.5	30.6
Average age (Male)	30.1	26.8	30.1
Average age (Female)	34.7	28.4	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	389	18,715	59,569
# of persons per HH	2.5	2.5	2.5
Average HH income	\$65,603	\$50,039	\$58,263
Average house value	\$156,501	\$156,728	\$173,872

* Demographic data derived from 2020 ACS - US Census



MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM