

**KELLY FARMS
APARTMENTS**

**HIGHWAY 63
ADT: 35,763**

STADIUM BLVD. &
CINNAMON HILL
LANE SITE FOR
SALE

STADIUM BLVD & CINNAMON HILL
ROAD, COLUMBIA, MO 65201

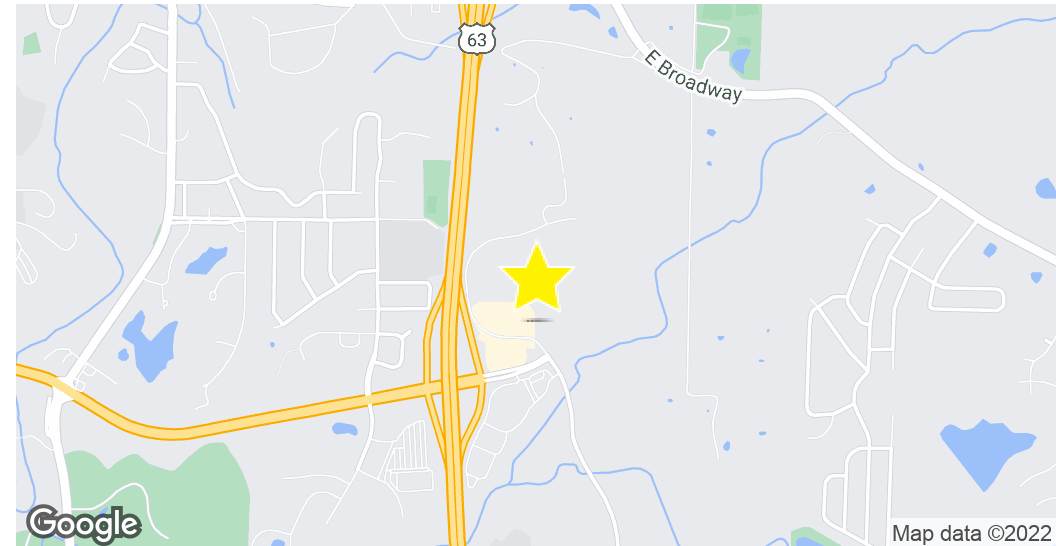
**THE DOMAIN
APARTMENTS**

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Sale Price:	\$8.00 / SF
Available SF:	
Lot Size:	1.79 Acres
Price / Acre:	\$348,480
Market:	Columbia

PROPERTY OVERVIEW

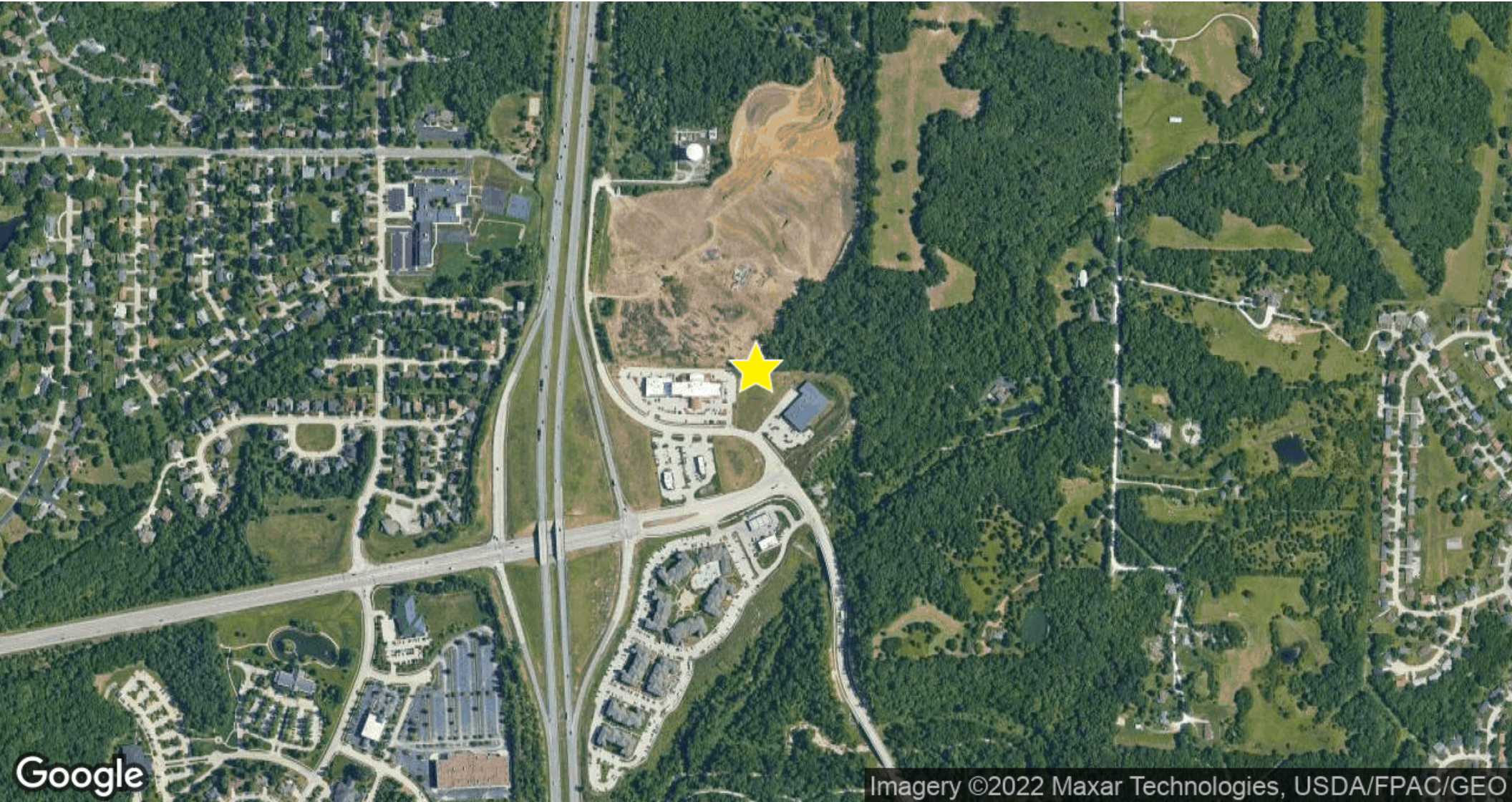
Located just north of the Stadium Blvd. & Cinnamon Hill Lane signalized intersection this site offers easy access to Highway 63 and Stadium Blvd. Ideal development site for office or retail. Site is rough graded and has all utilities at or near site. Priced to sell at \$8 per sq ft.

PROPERTY HIGHLIGHTS

- Just North of the signalized intersection of Stadium Blvd. & Cinnamon Hill Lane
- Rough graded with all utilities at or near site
- Priced at only \$8 per sq ft

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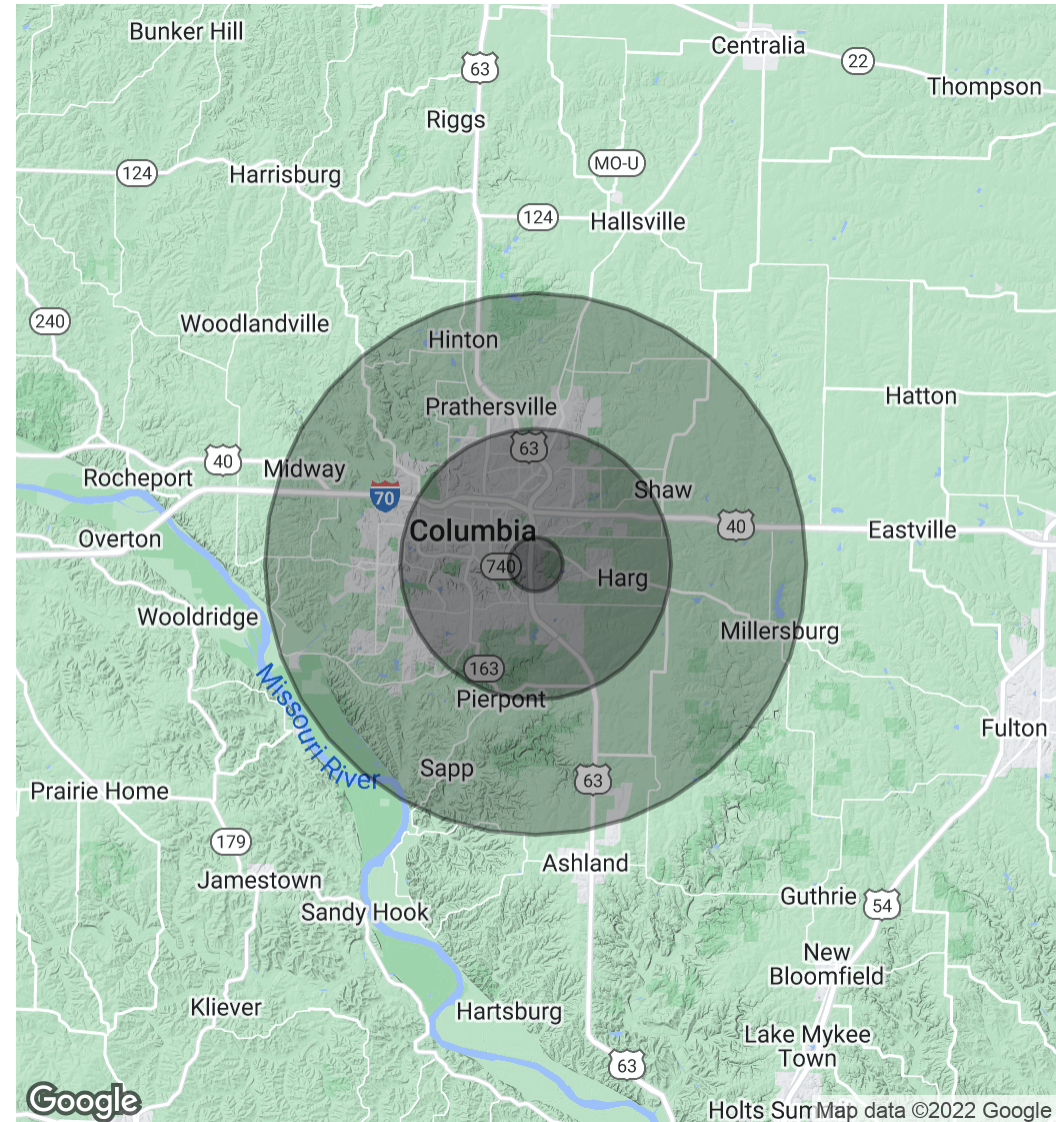
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213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,959	88,745	161,957
Average age	28.6	28.3	30.7
Average age (Male)	27.0	27.5	30.5
Average age (Female)	30.5	29.1	31.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,329	34,941	65,543
# of persons per HH	2.2	2.5	2.5
Average HH income	\$59,282	\$50,766	\$60,535
Average house value	\$166,232	\$153,406	\$181,857

* Demographic data derived from 2020 ACS - US Census



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