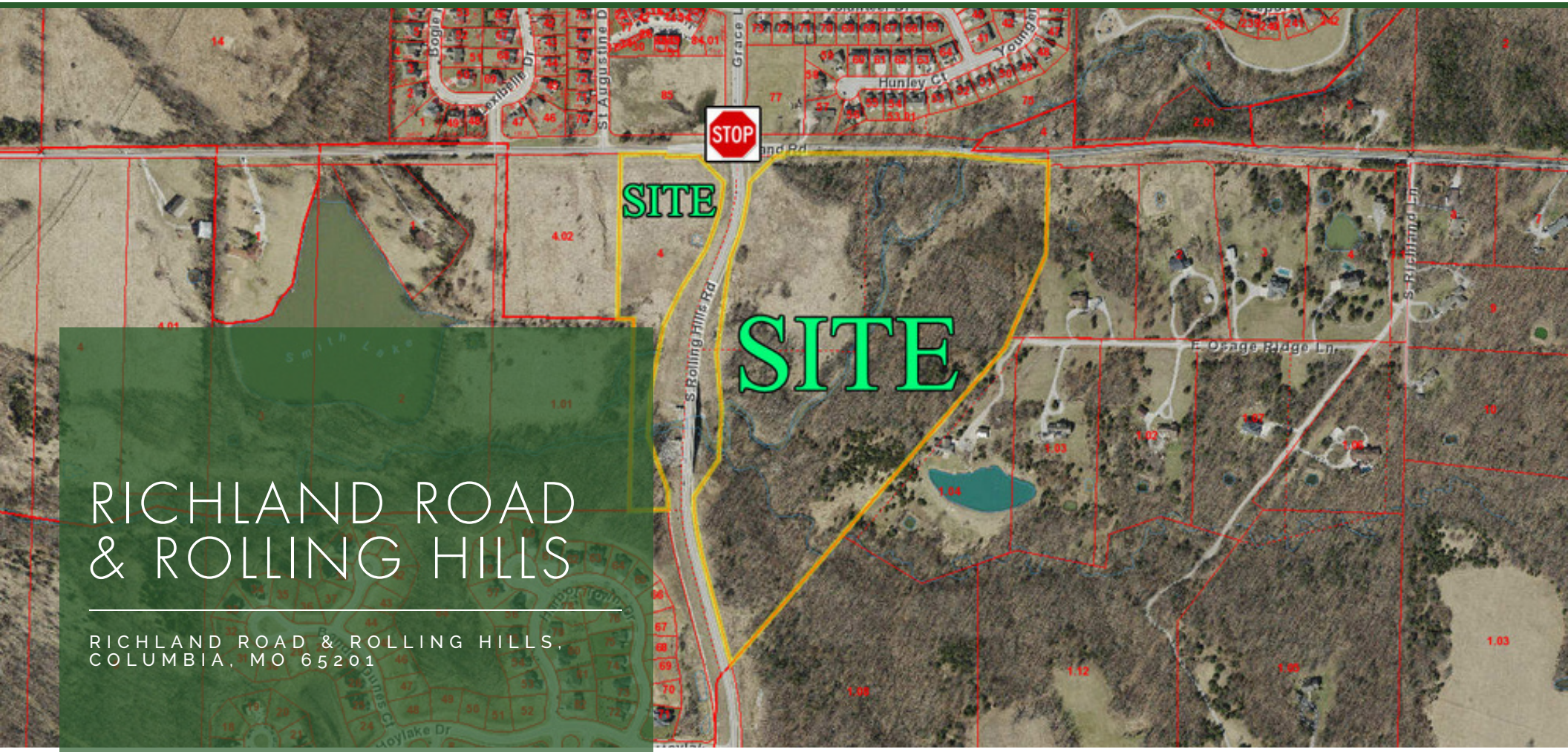
MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



RICHLAND ROAD & ROLLING HILLS

RICHLAND ROAD & ROLLING HILLS,
COLUMBIA, MO 65201

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

MALY
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OFFERING SUMMARY

Sale Price:	$700,000-$1,275,000
Available SF:	
Lot Size:	44.17 Acres
Price / Acre:	-

PROPERTY OVERVIEW

+/- 44.17 acres of land located at the 4 way intersection of Richland Road & Rolling Hills Road in East Columbia. The site offers close proximity to several thousand rooftops with an additional +/- 260 acres of additional planned residential development. Priced at $1,275,000 for the property in its entirety or ownership will divide the property and sell either side of the intersection for $700,000.

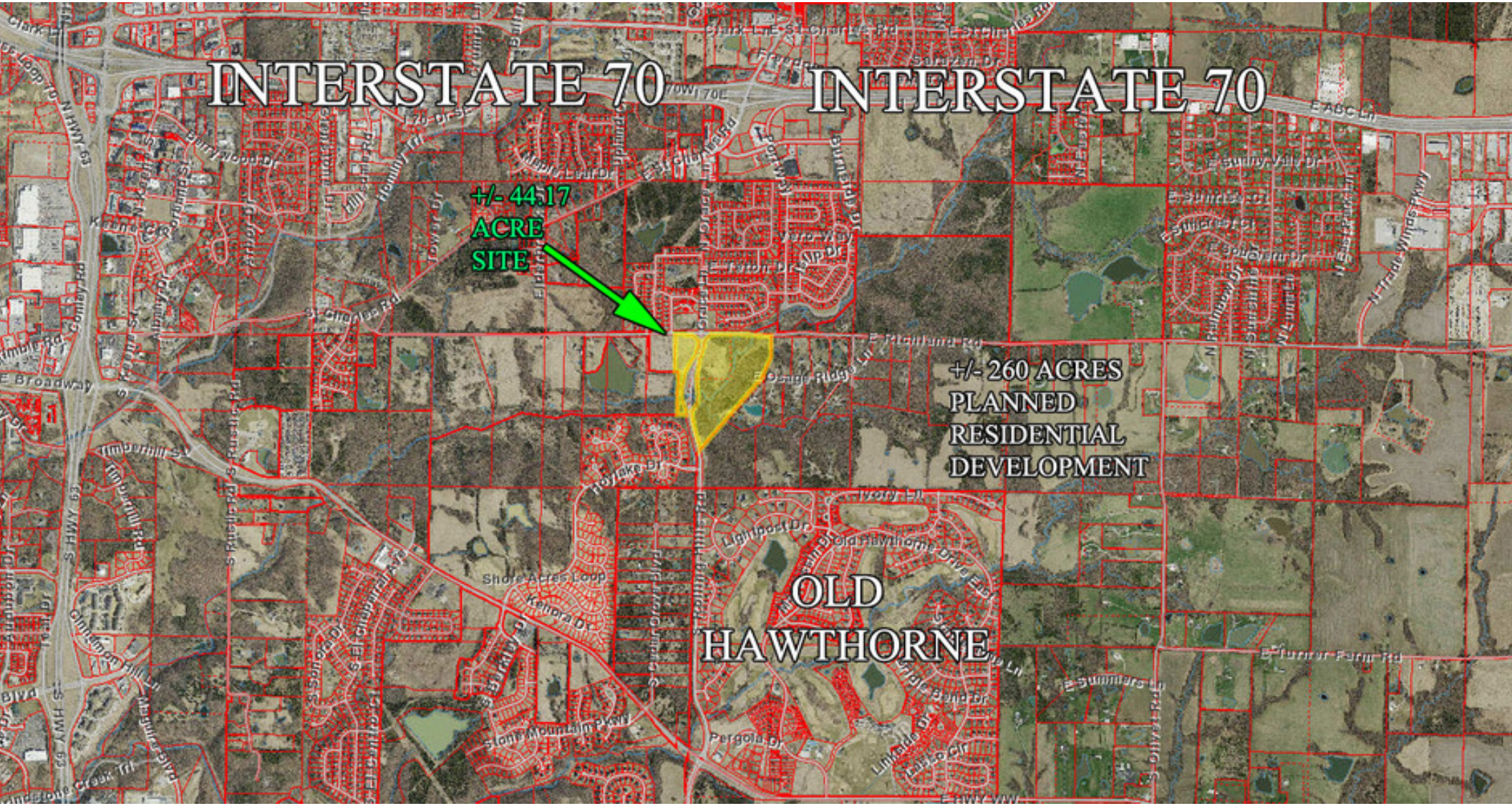
PROPERTY HIGHLIGHTS

- Price: $1,275,000 for full 44.17 acres or $700,000 for either side of the intersection.
- Zoning: PD (most M-N uses permitted)

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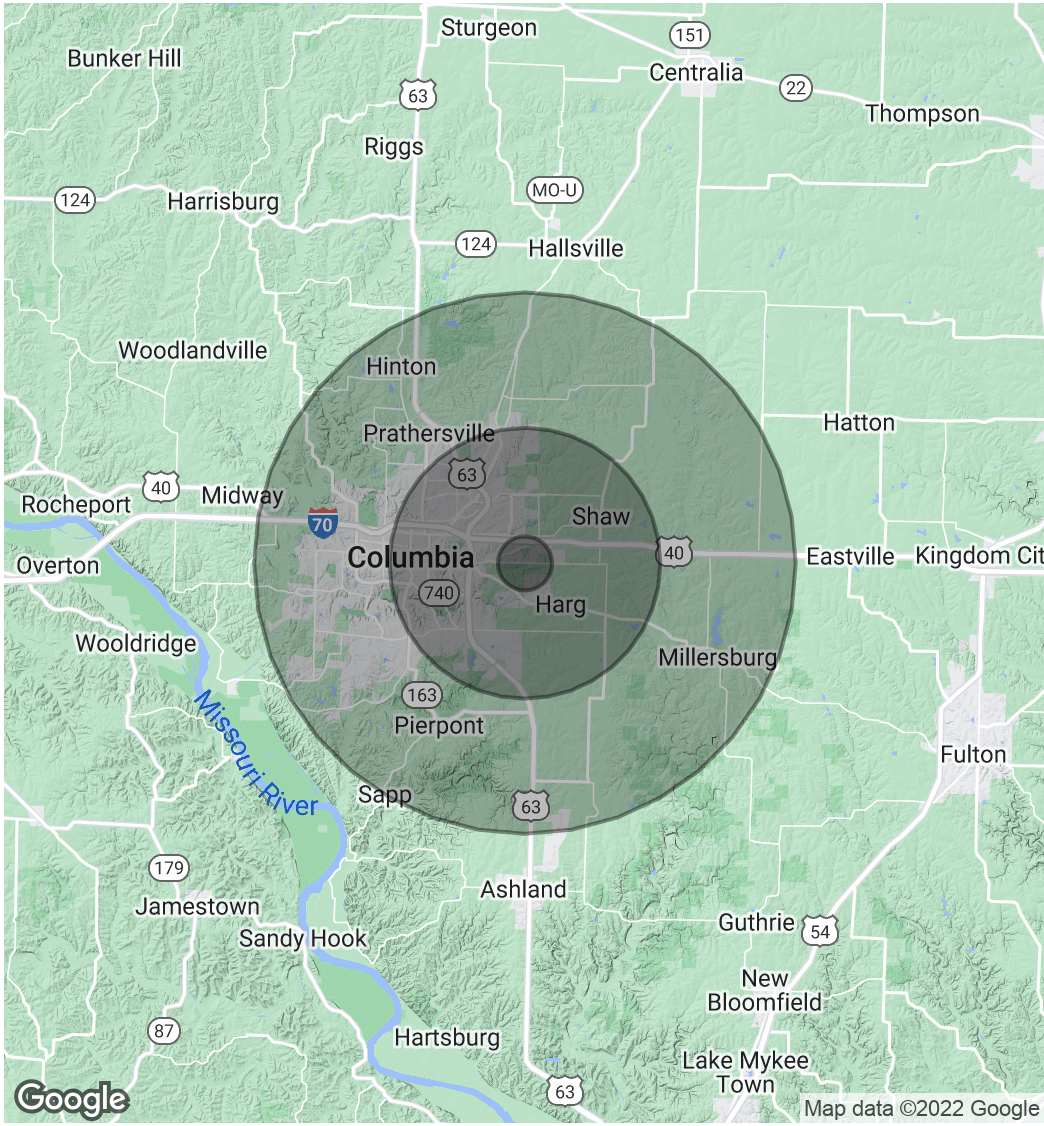
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,256	57,305	152,073
Average Age	32.2	26.9	30.7
Average Age (Male)	29.6	26.2	30.3
Average Age (Female)	34.3	27.8	31.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	503	21,952	61,933
# of Persons per HH	2.5	2.6	2.5
Average HH Income	$63,808	$47,502	$58,657
Average House Value	$149,620	$154,173	$176,090

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



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