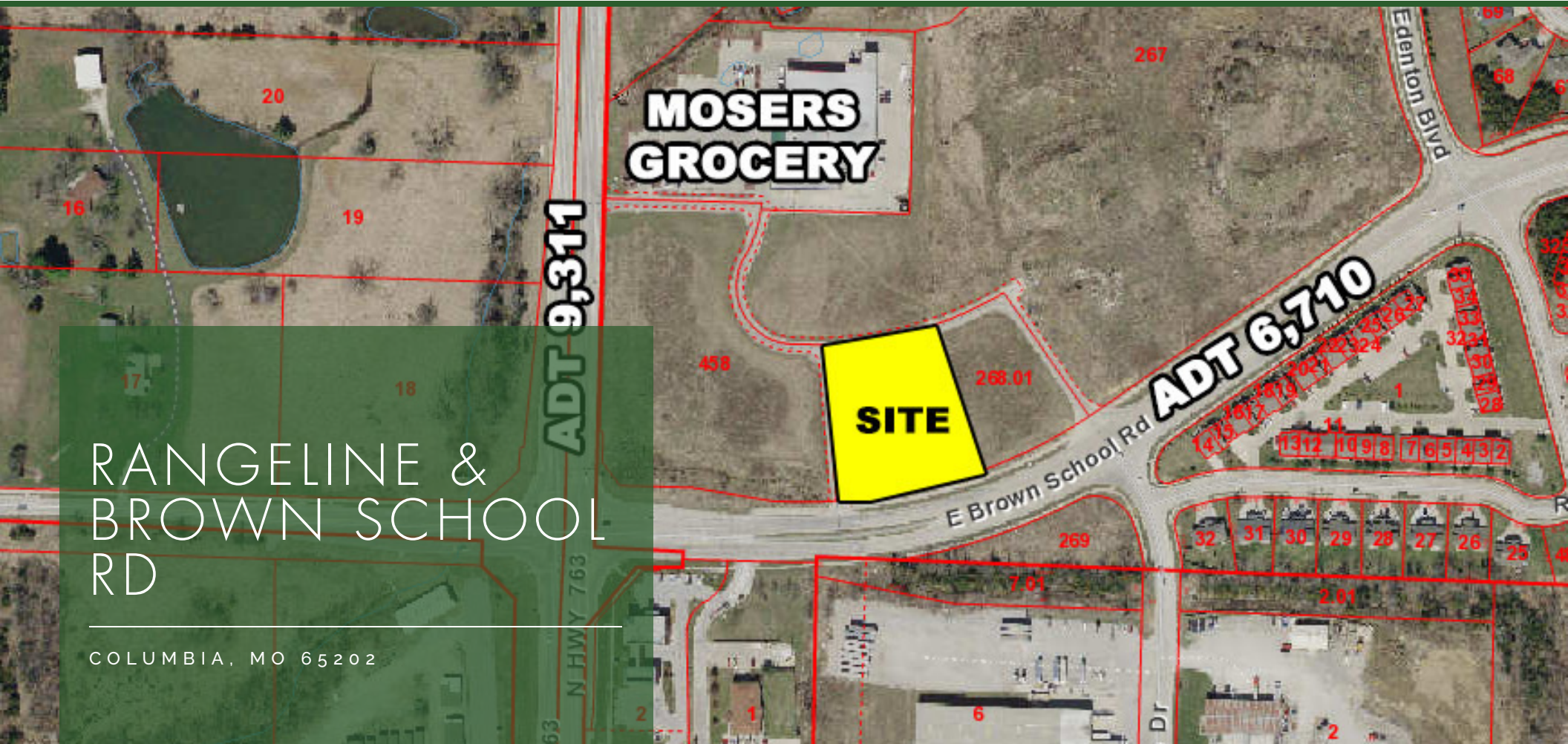




RANGELINE & BROWN SCHOOL RD

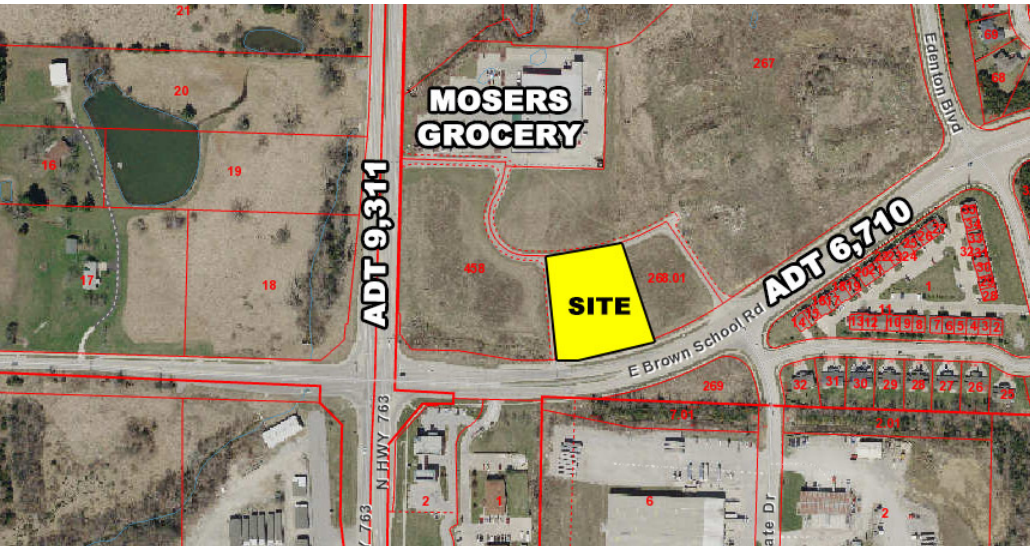
COLUMBIA, MO 65202

MEL ZELENAK

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O: 573.443.3200

C: 573.999.3131



OFFERING SUMMARY

Sale Price:	\$287,496
Available SF:	
Lot Size:	1.65 Acres
Price / Acre:	\$174,240
Zoning:	M-C

PROPERTY OVERVIEW

+/- 1.65 acre pad site adjacent to Moser's Grocery. Located near the signalized intersection of Rangeline and Brown School Road this site is "pad ready" and priced to sell. Ideal for QSR, general retail or a variety of other uses.

PROPERTY HIGHLIGHTS

- Price: \$287,496 or \$4 per sq ft
- Size: +/- 1.65 acres
- Zoning: M-C or Mixed Use Corridor

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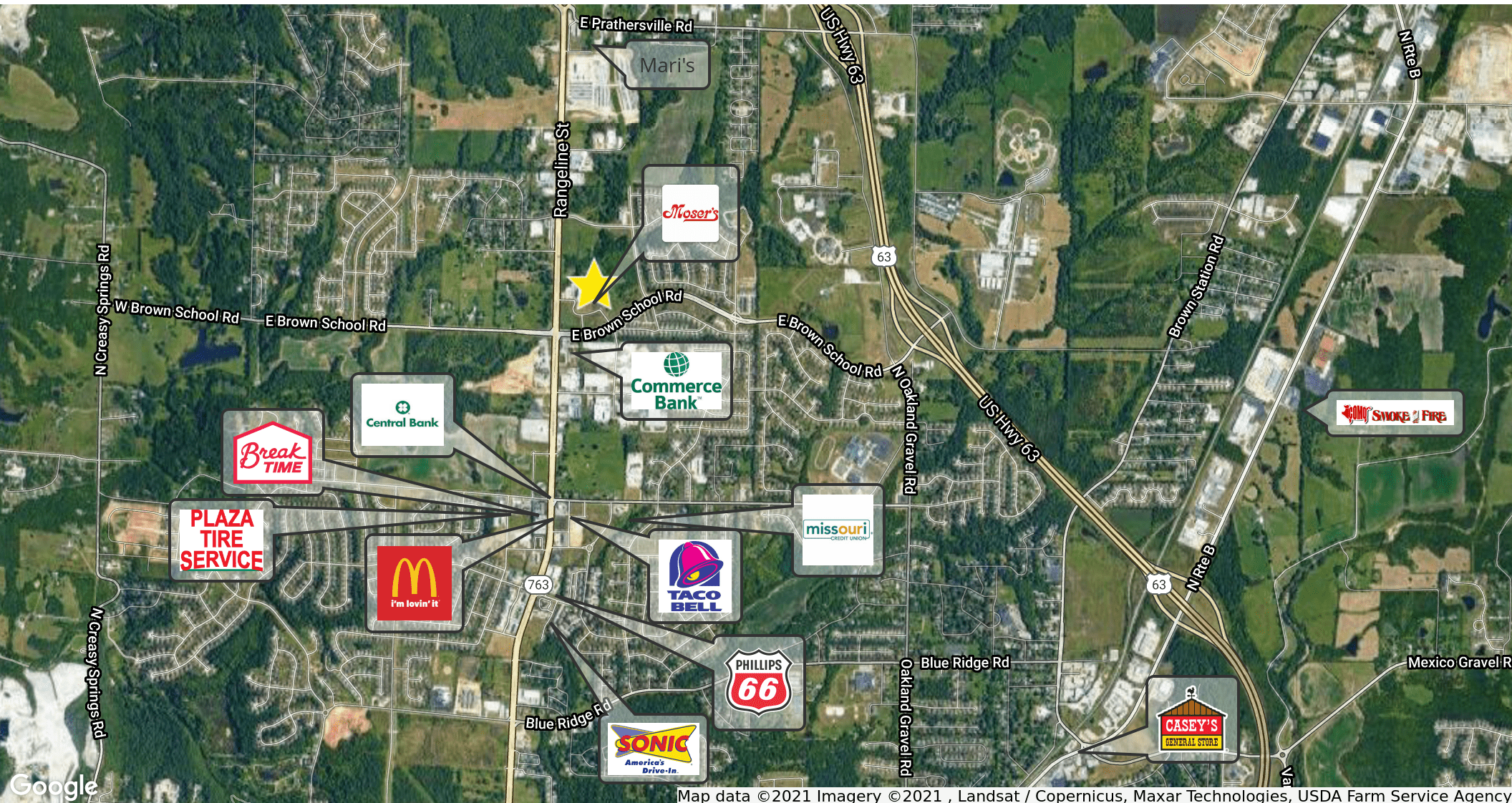
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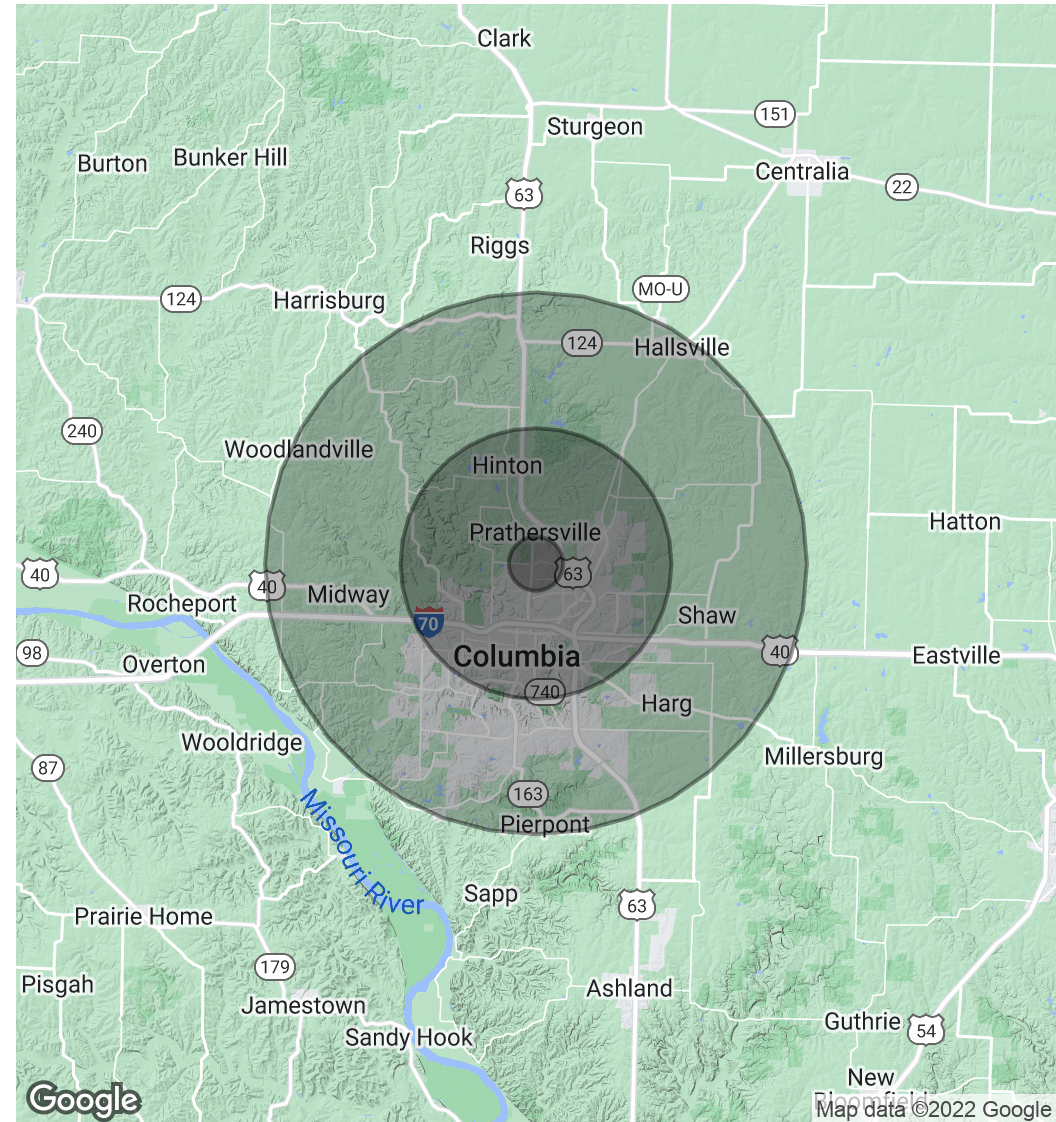
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,967	83,026	159,911
Average Age	30.0	28.7	30.6
Average Age (Male)	28.0	27.7	30.4
Average Age (Female)	32.0	29.9	31.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,584	32,629	64,430
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$53,491	\$47,654	\$59,782
Average House Value	\$147,702	\$143,395	\$175,082

* Demographic data derived from 2020 ACS - US Census



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