



SCOTT BLVD. & BRUSHWOOD LAKE RD.

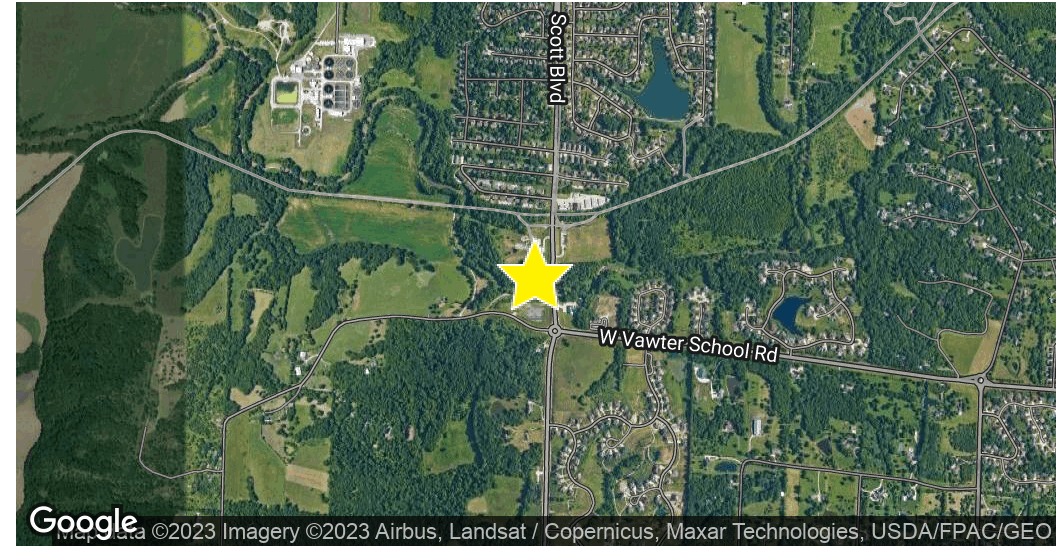
00000 S. BRUSHWOOD LAKE RD.,
COLUMBIA, MO 65203

GINA RENDE

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	7.8 Acres
Zoning:	M-N

PROPERTY OVERVIEW

Land in Southwest Columbia, located at the Northwest corner of the S. Scott Blvd. and Vawter School Rd roundabout. Close proximity to several restaurants and the MKT Trail Scott Blvd. Access.

PROPERTY HIGHLIGHTS

- With 1,073 homes within a 1 mile radius, Southwest Columbia has become the fastest growing area since the Westbury Village development, bringing a good sized commercial development to go with the new homes.
- AADT for Scott Blvd: 11,005
- AADT for Vawter School Rd: 10,756

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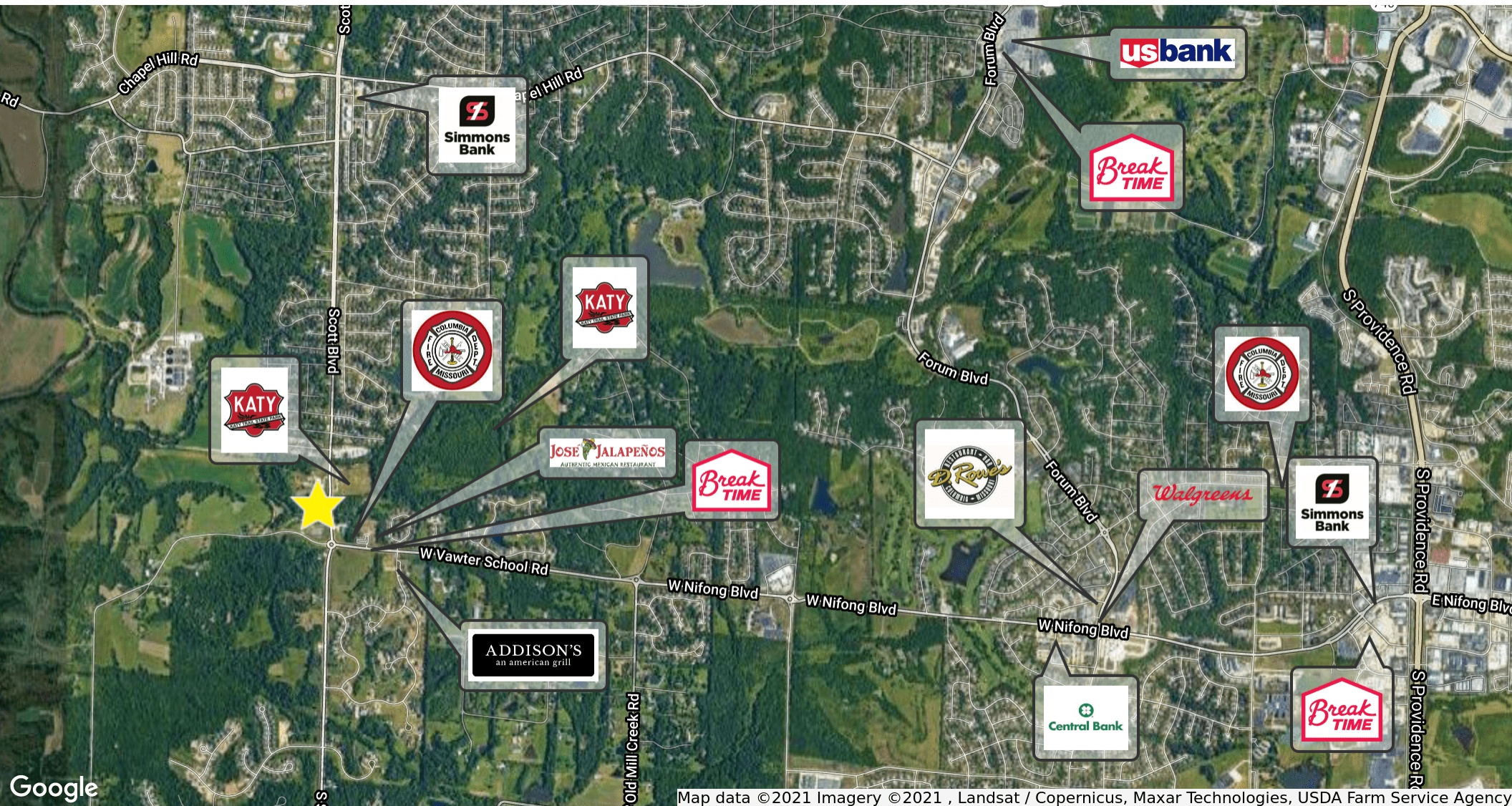
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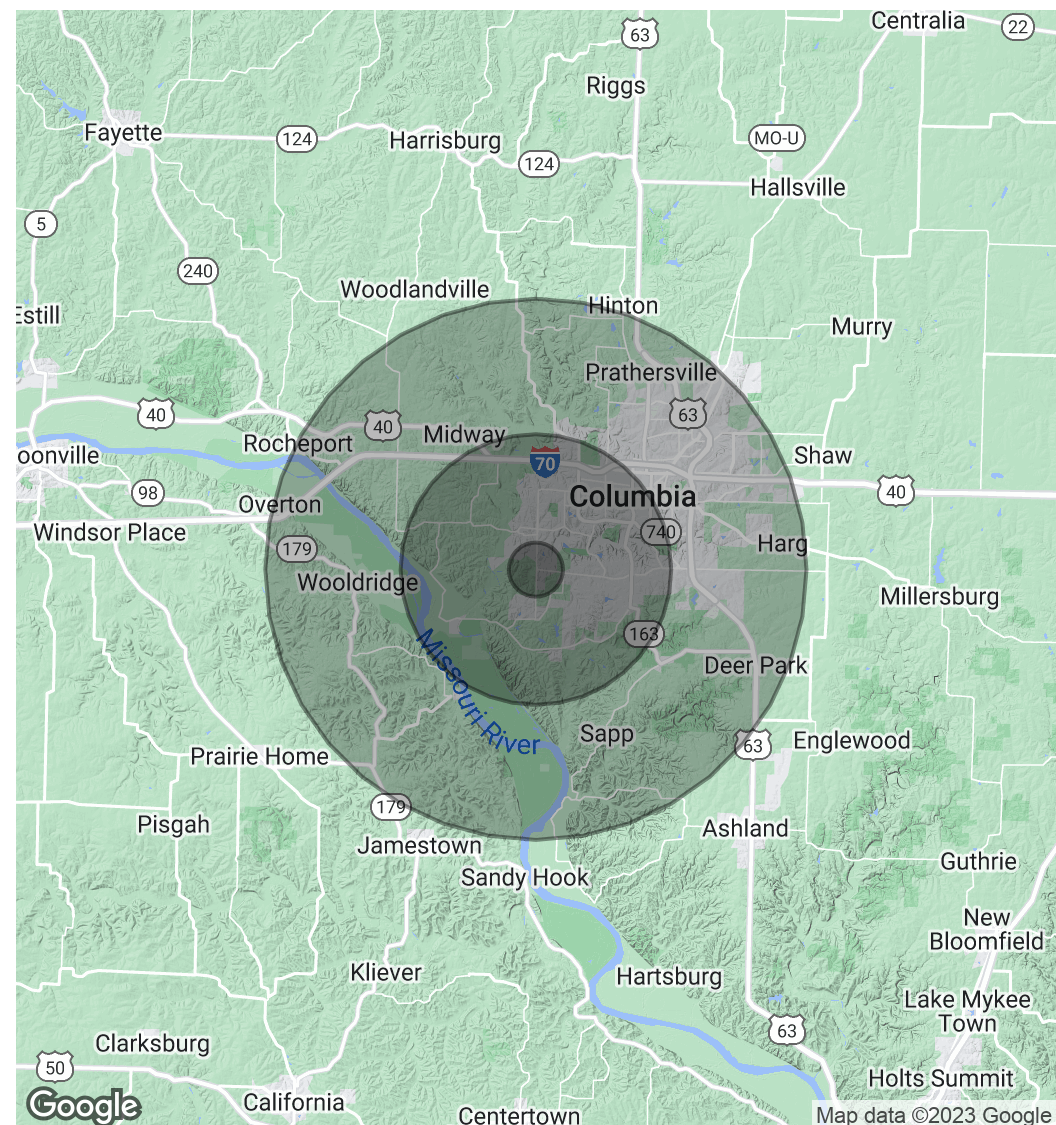


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,731	63,036	151,355
Average Age	34.1	34.5	30.6
Average Age (Male)	37.2	35.3	30.5
Average Age (Female)	31.8	34.0	30.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,073	26,437	59,532
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$93,499	\$78,451	\$61,694
Average House Value	\$280,973	\$217,199	\$188,471

* Demographic data derived from 2020 ACS - US Census



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