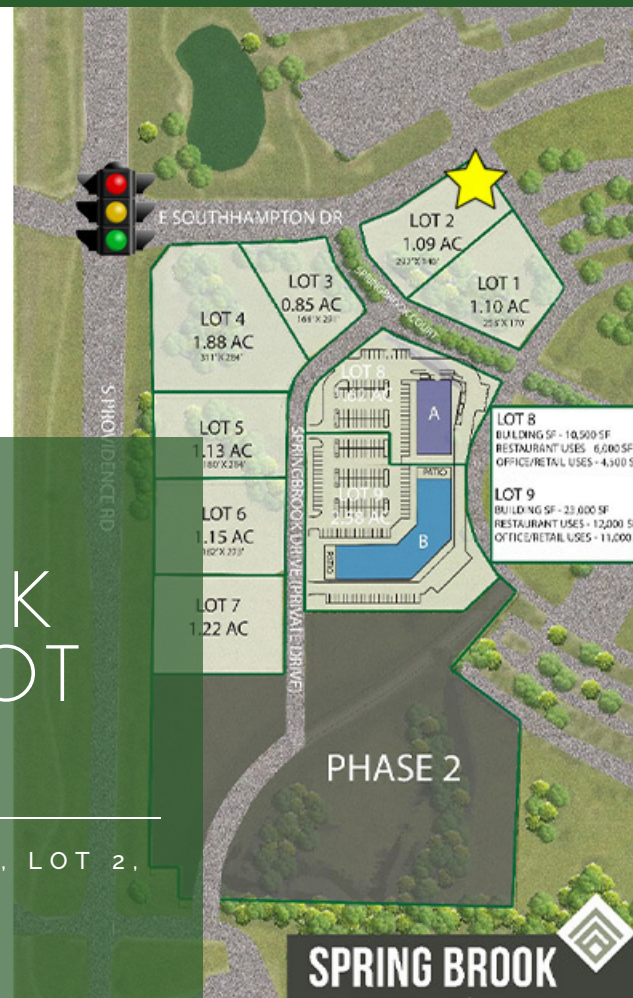


SPRING BROOK CROSSING, LOT 2

PROVIDENCE & SOUTHAMPTON, LOT 2,
COLUMBIA, MO 65203



MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

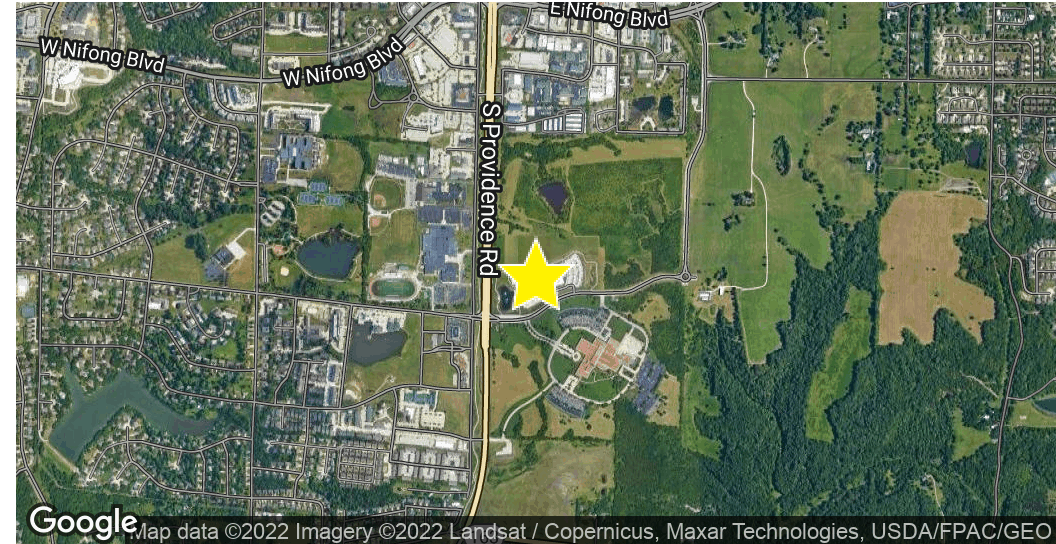
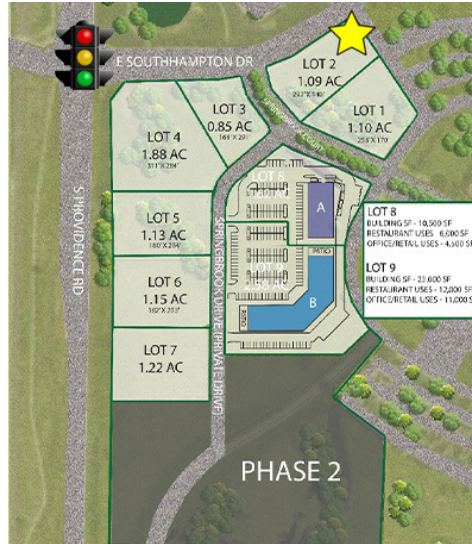
C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	1.09 Acres
Delivery:	Shovel Ready
Delivery Date:	Q2 2023
Price / Acre:	\$19-\$26 SF
Zoning:	M-C

PROPERTY OVERVIEW

Multiple pad sites located immediately in front of the corporate headquarters of Veterans United Home Loans (+300,000 square feet and + 1,400 employees) and cattycorner to the University of Missouri Healthcare (85,512 square feet with +/- 250 employees) and Rock Bridge Highschool (Enrollment 1,971). Developer will also be developing + 700 units of high end Class A multifamily on the adjacent tract.

PROPERTY HIGHLIGHTS

- Highly desirable South Columbia location
- Signalized Intersection of Providence & Southampton
- Adjacent to corporate headquarters of Veterans United Home Loans and cattycorner to the University of Missouri Healthcare South Campus and Rock Bridge Highschool
- Average Daily Traffic: 30,618

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 C: 573.999.3131

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 C: 314.477.4462



MEL ZELENAK

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GINA RENDE

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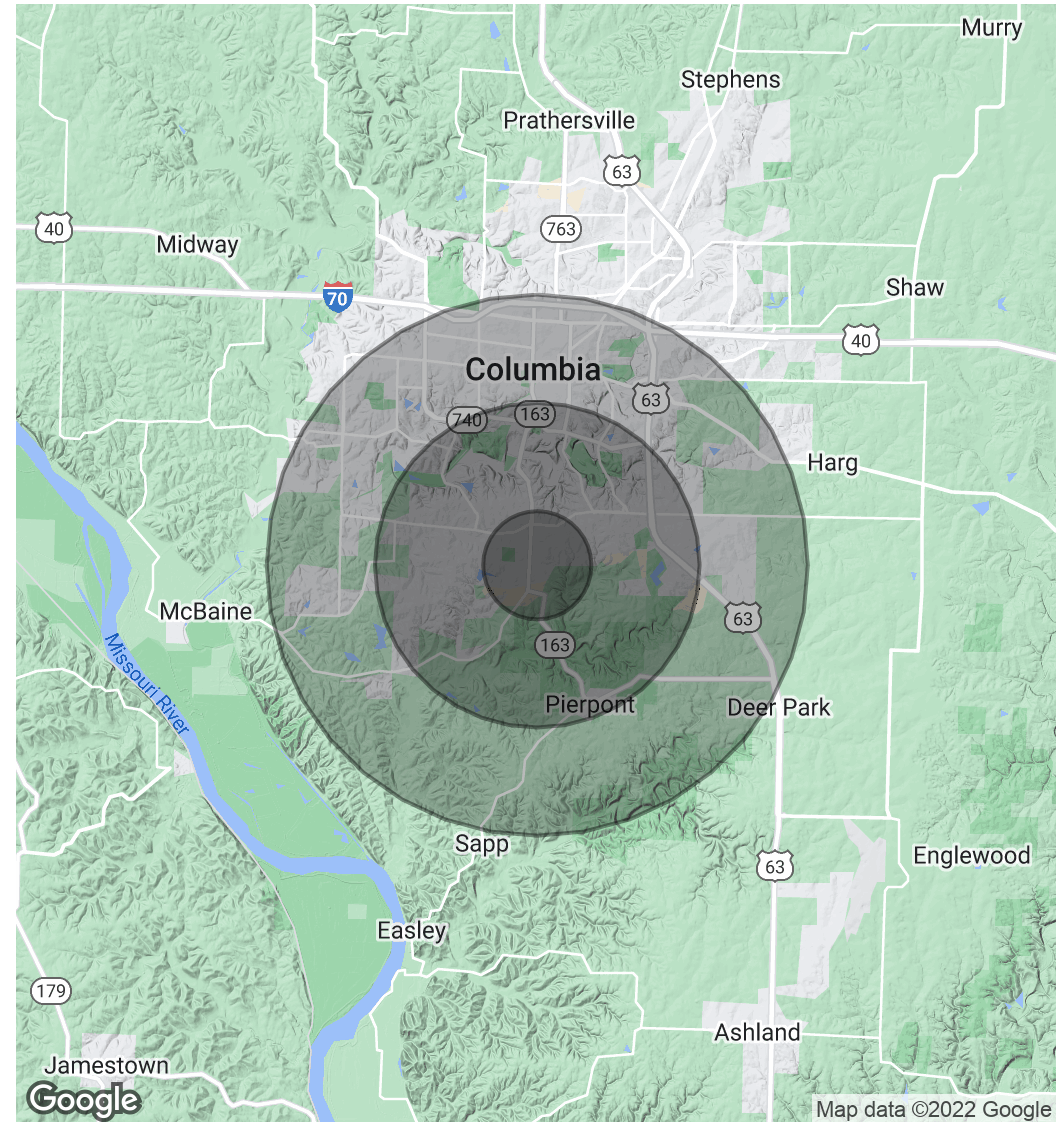


MEL ZELENAK GINA RENDE
MEL@MALYREALTY.COM GINA@MALYREALTY.COM
O: 573.443.3200 O: 573.443.3200
C: 573.999.3131 C: 314.477.4462

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,200	39,910	93,131
Average Age	32.4	29.8	32.1
Average Age (Male)	26.6	28.6	31.1
Average Age (Female)	34.7	30.8	32.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,517	16,200	41,261
# of Persons per HH	2.1	2.5	2.3
Average HH Income	\$63,157	\$73,241	\$70,262
Average House Value	\$173,781	\$197,049	\$173,149

* Demographic data derived from 2020 ACS - US Census



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