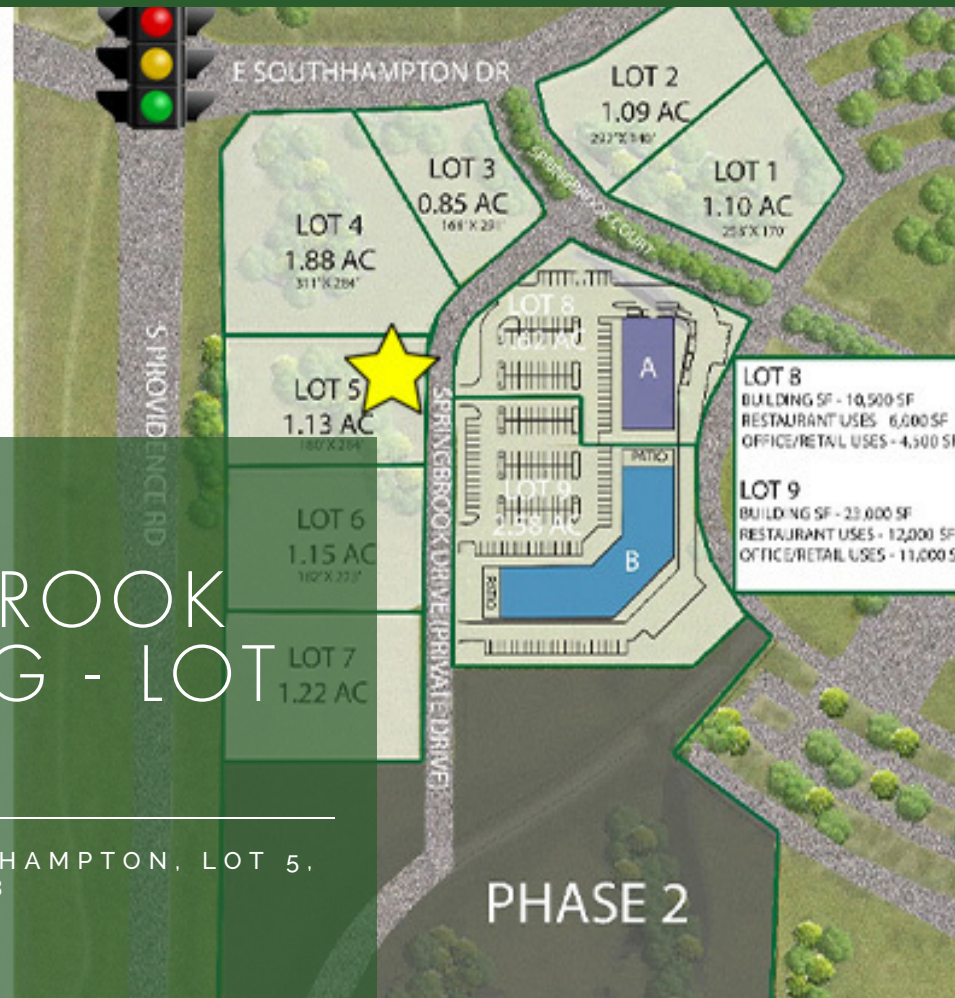


SPRING BROOK CROSSING - LOT 5

PROVIDENCE & SOUTHAMPTON, LOT 5,
COLUMBIA, MO 65203



MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

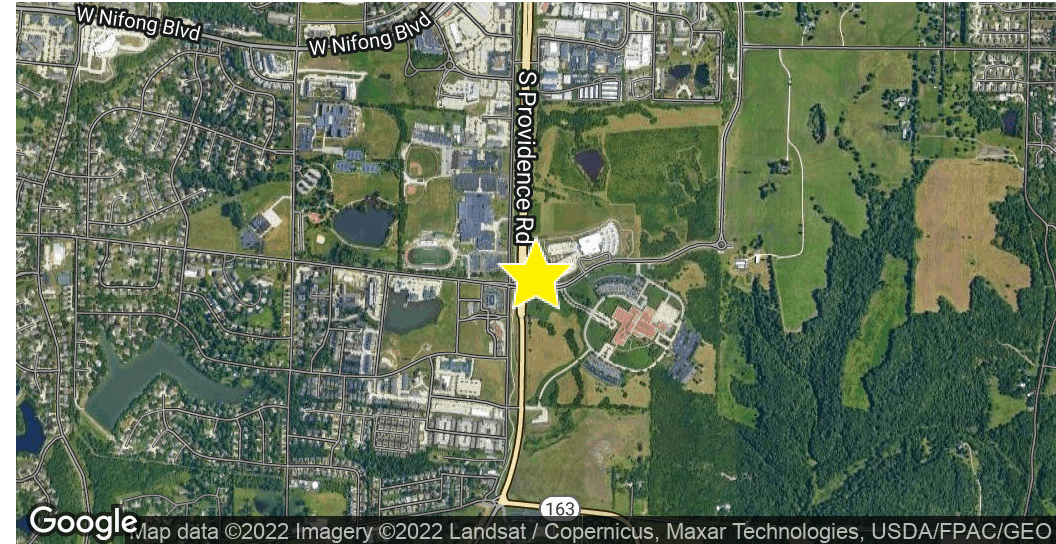
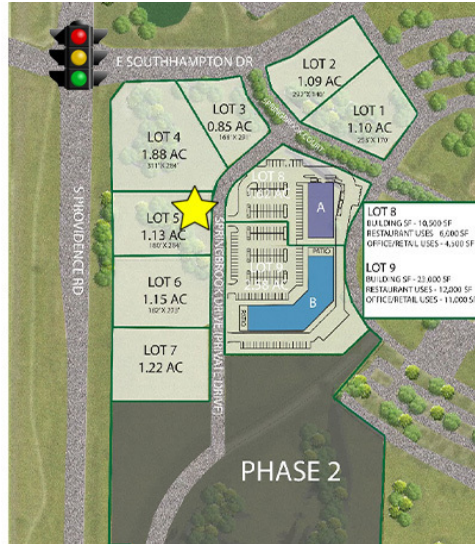
C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	1.13 Acres
Delivery:	Shovel Ready
Delivery Date:	Q2 2023
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

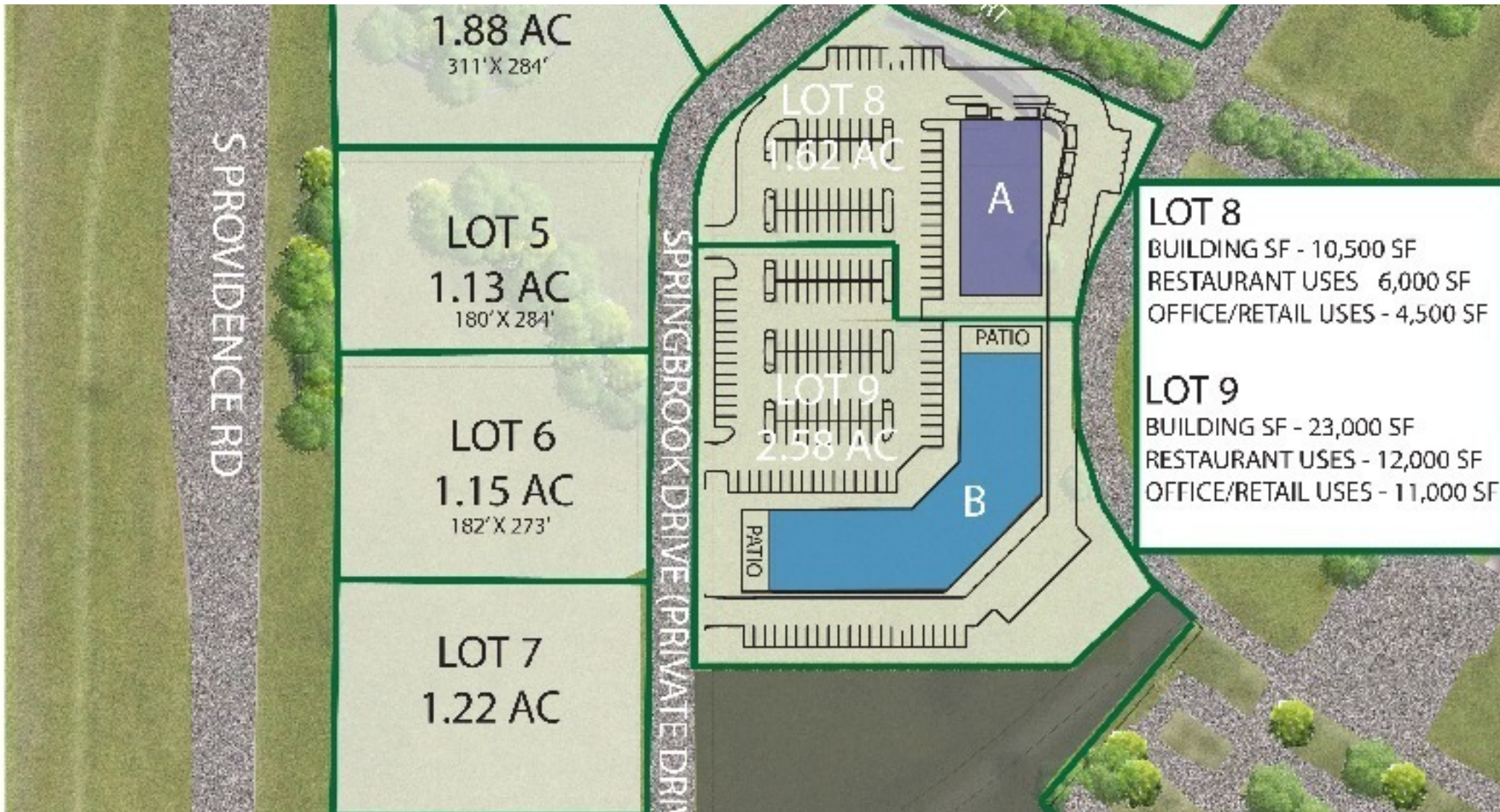
- Highly desirable South Columbia location
- Signalized Intersection of Providence & Southampton
- Adjacent to corporate headquarters of Veterans United Home Loans and cattycorner to the University of Missouri Healthcare South Campus and Rock Bridge Highschool
- Average Daily Traffic: 30,618

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



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



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



MEL ZELENAK

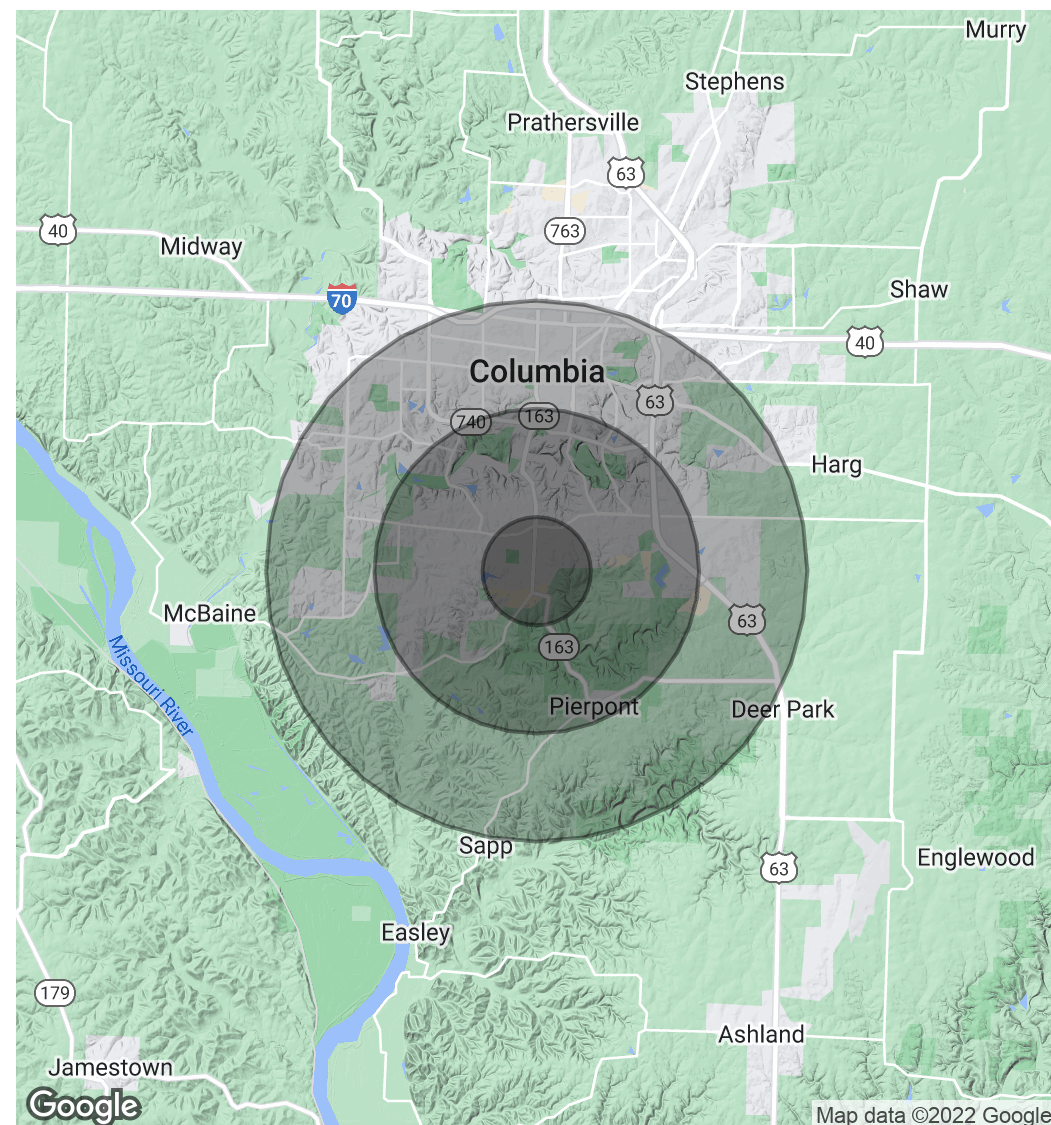
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

GINA RENDE

GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,138	38,600	92,301
Average Age	32.9	30.2	32.0
Average Age (Male)	26.3	29.0	31.1
Average Age (Female)	35.2	31.3	32.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,476	15,968	40,844
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$65,042	\$74,397	\$70,285
Average House Value	\$187,891	\$201,440	\$173,332

* Demographic data derived from 2020 ACS - US Census



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