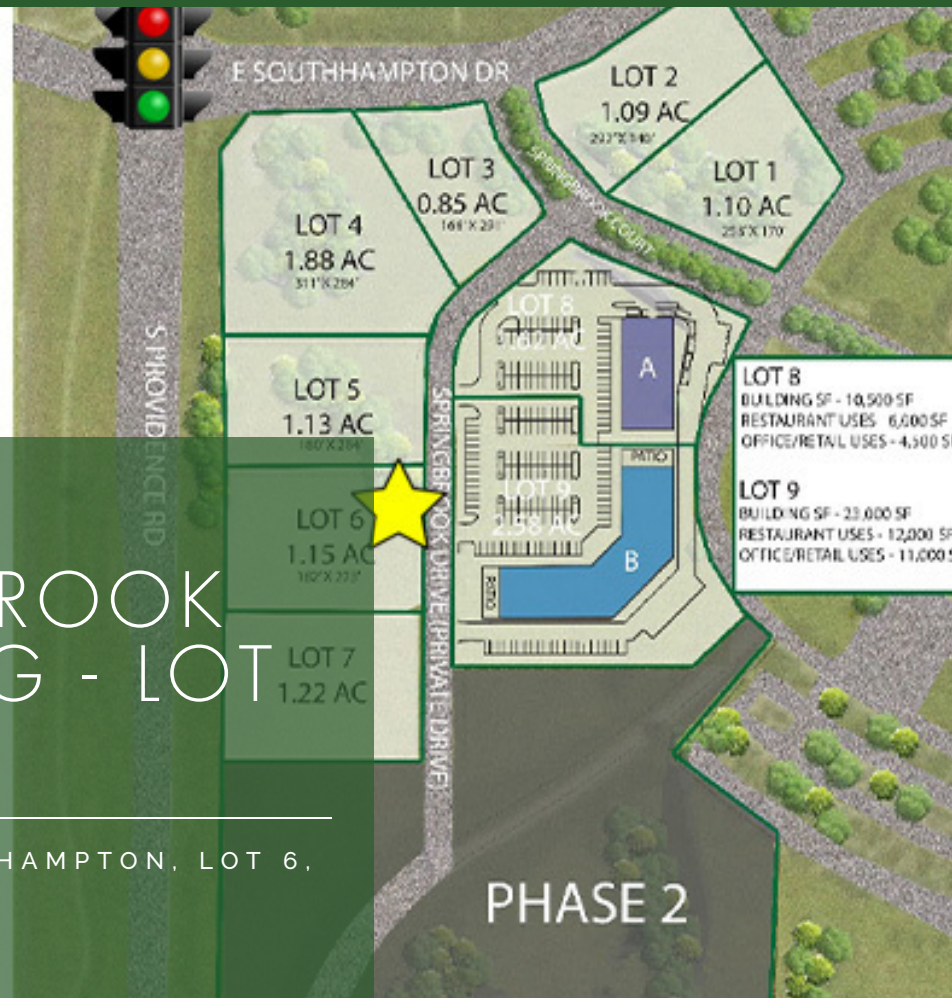


SPRING BROOK CROSSING - LOT 6

PROVIDENCE & SOUTHAMPTON, LOT 6,
COLUMBIA, MO 65203



MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

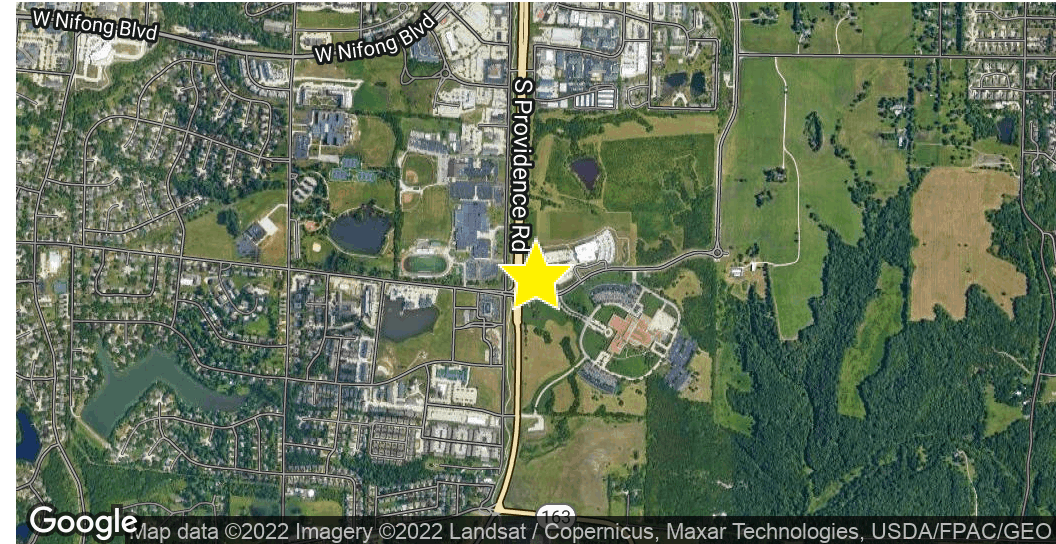
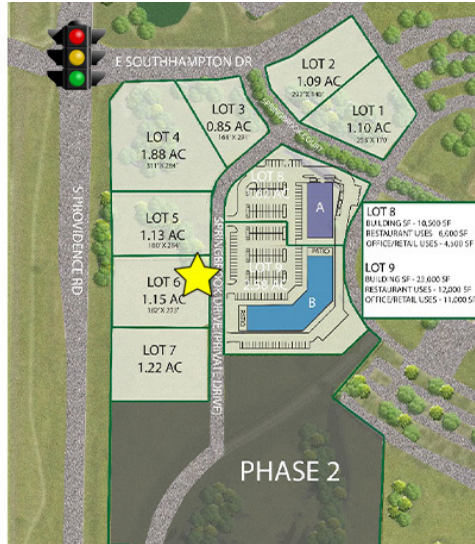
C: 573.999.3131

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OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	1.15 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

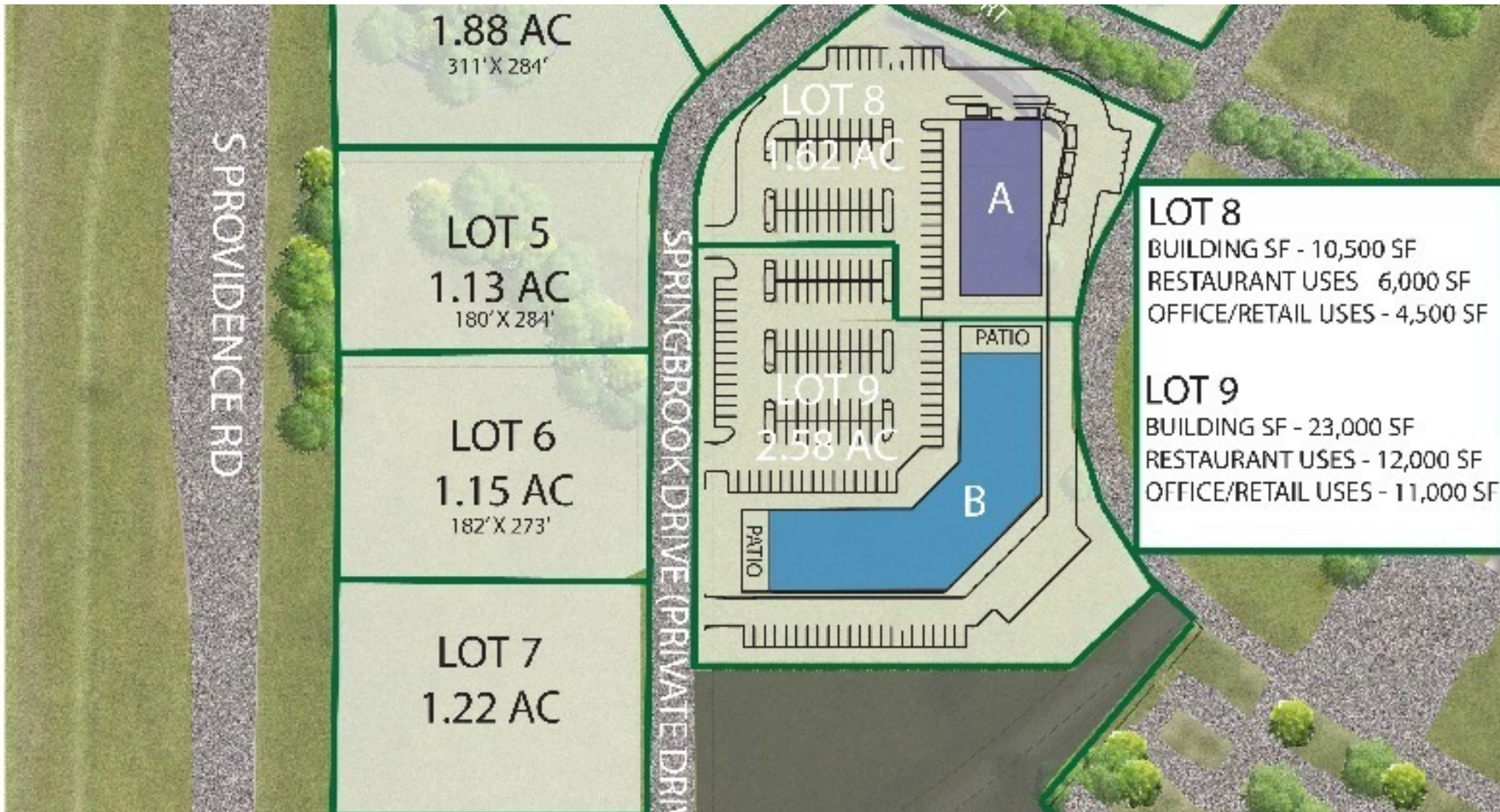
- Highly desirable South Columbia location
- Signalized Intersection of Providence & Southampton
- Adjacent to corporate headquarters of Veterans United Home Loans and cattycorner to the University of Missouri Healthcare South Campus and Rock Bridge Highschool
- Average Daily Traffic: 30,618

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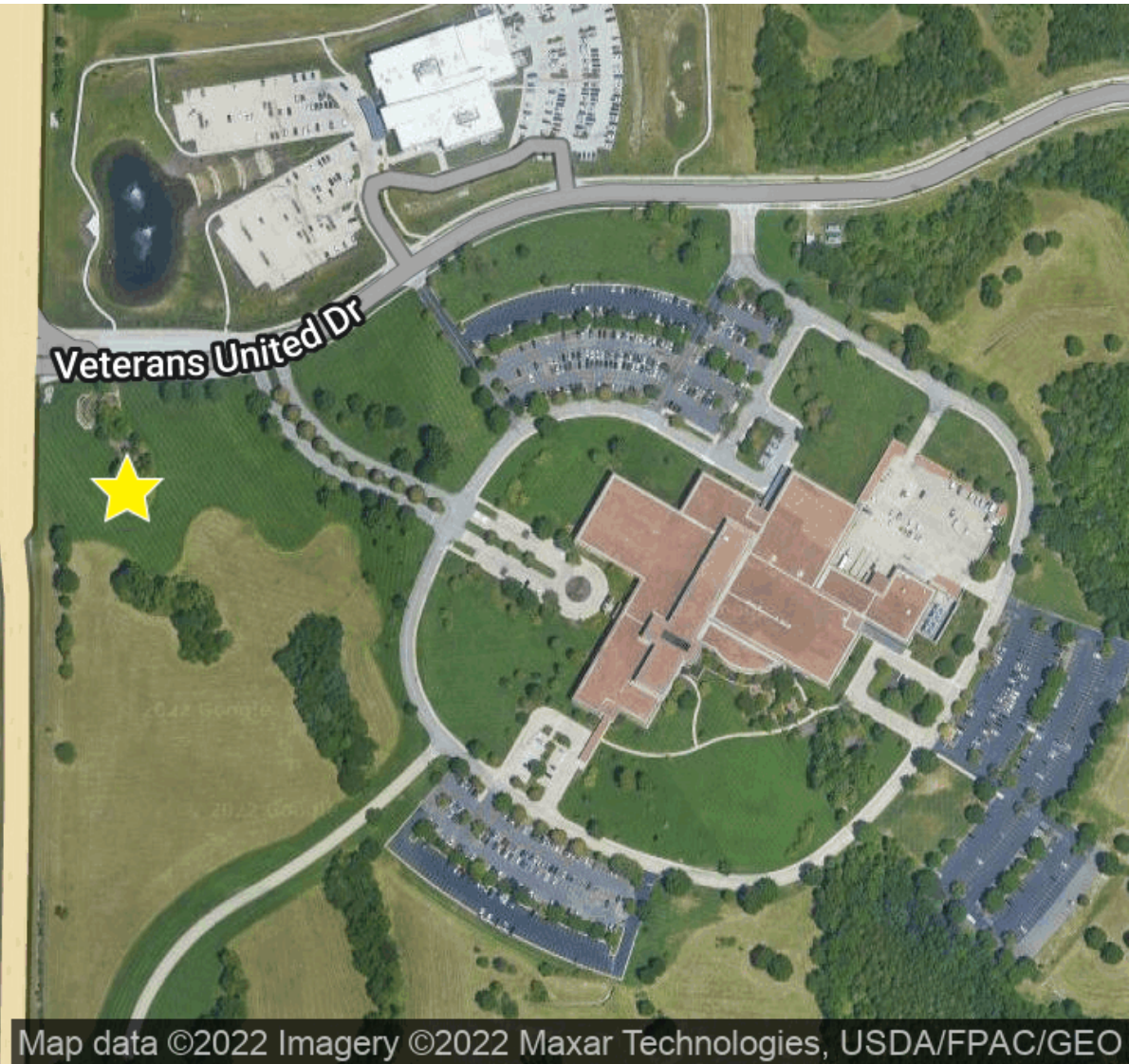
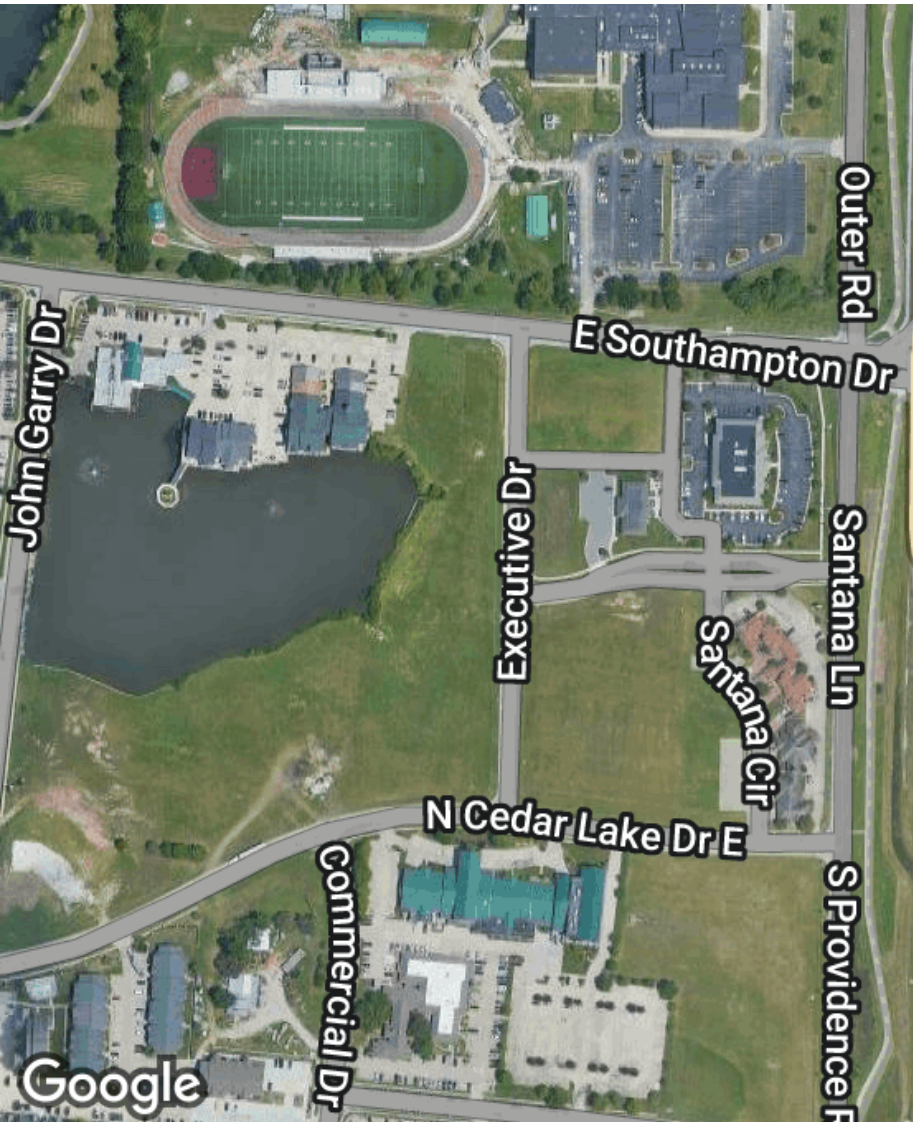


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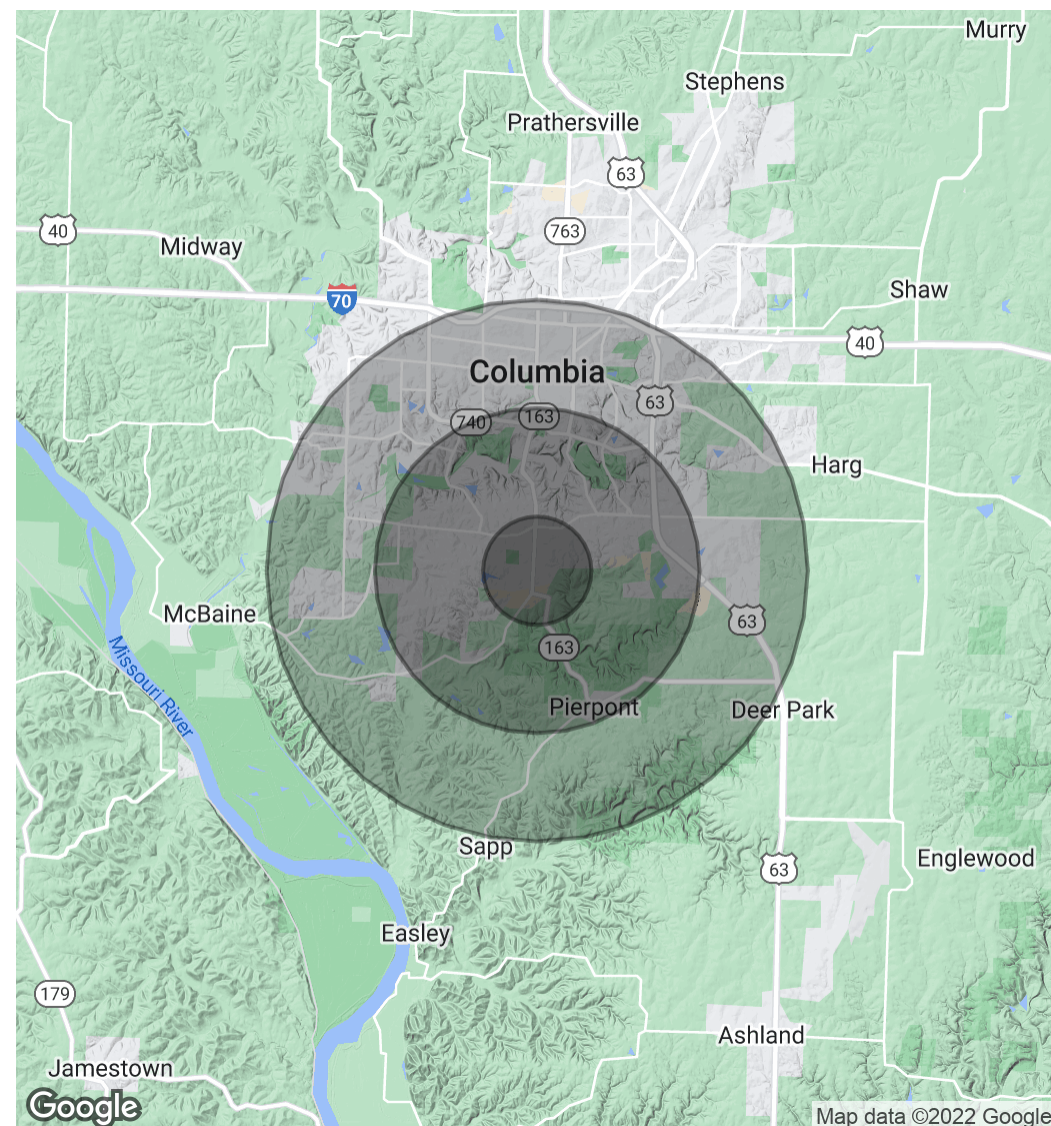


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,259	39,197	92,408
Average Age	33.0	30.2	32.0
Average Age (Male)	26.9	29.0	31.1
Average Age (Female)	35.1	31.3	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,552	16,139	40,915
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$64,838	\$74,594	\$70,159
Average House Value	\$188,802	\$201,416	\$172,950

* Demographic data derived from 2020 ACS - US Census



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