

ADDRESS	Route B & E. Highway HH (Settler's Ridge Lt 170) Columbia, MO
PROPERTY TYPE	Land / Multiple Offerings
SALE PRICE	See Details
LAND	1.71 acres
ZONING	CG-P

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## **DETAILS**

- Commercial lot(s) located in a growing part of Columbia at the intersection of Route B and Highway HH
- Lot is currently platted as a single 1.71 acre lot, but owner will consider sale of smaller lot(s) subject to replatting with **Boone County**
- Pricing is \$100,000 \$200,000 per acre depending on purchase of entire lot vs. a smaller portion (seller prefers division no less than 1 acre)
- The subject parcel is the corner lot at a high traffic area, corner of Highway HH & Settler's Ridge Dr at the entry of Settler's Ridge subdivision
- · Directly across the street from a well-maintained, high volume fuel/convenience store
- · County commercial zoning allows for a variety of different uses, and can be developed for residential uses also