

#### **ADDRESS**

Route B - Paris Rd. (at E. Parks Ln) Hallsville, MO

## PROPERTY TYPE

Industrial / Land

### **SALE PRICE**

\$1,800,000

#### LAND

41.40 acres

# **DETAILS**

- 41.40 acres of land zoned ML-P located in Boone County just north of Columbia, MO, allows industrial uses.
- 5 acres to be dedicated for use as sanitary sewer and shared with Hallsville United Methodist Church until Boone County Regional Sewer District (BCRSD) can bring its own maintained gravity sewer system to site. This sewer delivery is estimated to occur in year 2026.
- Vehicle access to Route B available to site within a 1,390 lineal foot designated area depicted on concept drawings.
- Rail service available along the property western boundary.
- Site has desirable labor pool in greater Columbia, MO metro service area.
- · Site is easily accessible to major highway systems running north/south and east/west.

Paul Land PaulLand@PlazaCommercialRealty.com Mike Grellner MikeGrellner@PlazaCommercialRealty.com Lauren Crosby LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive Columbia, MO 65203 (573) 445-1020



Individual Membership Society of Industrial and SIOR Office REALTORS\*