

### **ADDRESS**

Route B & E. Highway HH (Settler's Ridge LT 170-1acre) Columbia, MO

## **PROPERTY TYPE**

Land

#### SALE PRICE

See Details

# **LAND**

1.00 acres

## **ZONING**

CG-P

# **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 (small as 1 acre)
- 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 Route B/Paris Rd. and Highway HH 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

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