

**4250 N. HIGHWAY 763 AT SMILEY LN.
(15 ACRES)**



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| ADDRESS | 4250 N. Highway 763 at Smiley Ln. (15 acres) Columbia, MO |
| PROPERTY TYPE | Industrial / Land / Investment |
| SALE PRICE | See Details |
| LAND | 15.00 acres |
| ZONING | M-L |

DETAILS

- Property is located at a major intersection in north Columbia - Highway 763 and Smiley Ln.
- Area is densely populated with high traffic counts
- Immediately surrounded by commercial/retail activity, and a major employment/industrial park to the north
- Currently, property has county light industrial zoning with city of Columbia sewer service, which allows for a variety of uses/occupancies
- Total of 26+ acres, but Seller will consider dividing the property into smaller lots depending on size, configuration, and intended occupancy
- Pricing of the smaller lots will be determined based on the buyer's preferred portion of the overall parcel
- Site has topography conducive to development

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