

### **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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