

## **ADDRESS**

1101 E. Nifong (Nifong & State Farm Parkway - 1-5 acres) Columbia, MO

#### PROPERTY TYPE

Office / Retail / Land / **Multiple Offerings** 

## SALE PRICE

**See Details** 

## LAND

1.00 - 5.00 acres

## **ZONING**

M-C

# **DETAILS**

- New mixed-use commercial development coming to one of the busiest intersections in south Columbia
- 1 to 5 acre parcels available at the southeast corner of Grindstone/Nifong & State Farm Parkway, across from Kohls & Walmart shopping centers, in a regional shopping destination
- Property has the highest commercial zoning designation (M-C), allowing for a broad spectrum of occupancies/developments
- Developer will consider sale to office-retail-restaurant occupancies
- Priced at \$1,000,000-\$1,200,000 per acre depending on the size and location of the subject tract
- Traffic counts on the corner exceeding 36,000 vehicles per day
- Sale is subject to development conditions/requirements; contact the listing office for details and to schedule any tours

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\*