



**ADDRESS**

1101 E. Nifong  
(Nifong  
& State Farm Parkway - 1.4  
acres)  
Columbia, MO

**PROPERTY TYPE**

Office / Retail / Land

**SALE PRICE**

\$1,700,000

**LAND**

1.40 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
- The subject location is a 1.4 acre pad site along Grindstone Blvd listed for \$1,700,000
- 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
- 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
- Site to be delivered 'pad ready' for immediate construction

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