

# **ADDRESS**

1101 E. Nifong (Nifong & State Farm Parkway - 2.12 acres) Columbia, MO

# PROPERTY TYPE

Office / Retail / Land

# SALE PRICE

See Details

# LAND

2.12 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

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