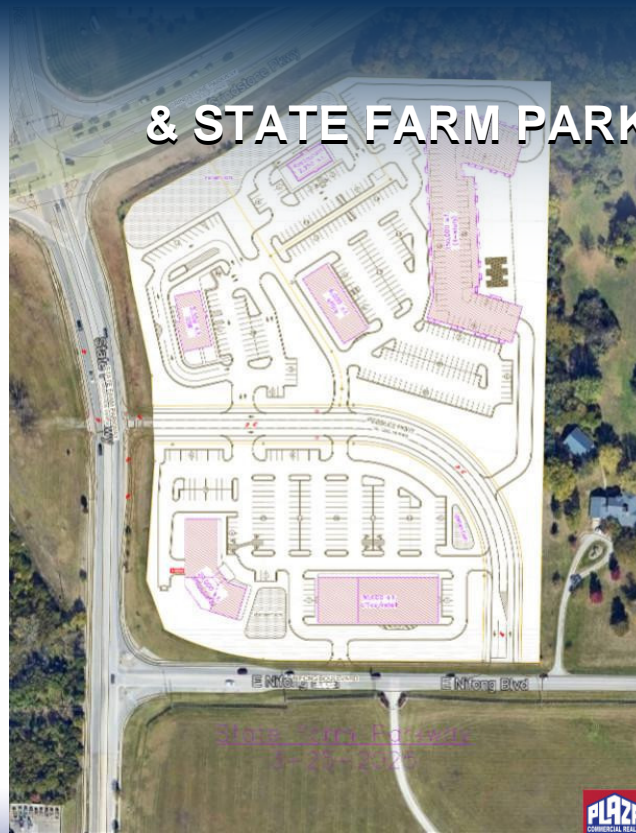


**1101 E. NIFONG
(NIFONG
& STATE FARM PARKWAY - .7 ACRES)**



ADDRESS

1101 E. Nifong
(Nifong
& State Farm Parkway - .7
acres)
Columbia, MO

PROPERTY TYPE

Office / Retail / Land /
Multiple Offerings

SALE PRICE

\$900,000

LAND

0.70 acres

ZONING

M-C

DETAILS

- New mixed-use commercial development coming to one of the busiest intersections in south Columbia
- .7 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
- Subject listing (.7 acres) will allow for a freestanding location with drive through access
- 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-\$1,400,000 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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