

**NIFONG  
& STATE FARM PARKWAY  
(SOUTHWEST CORNER)**



**ADDRESS**

Nifong  
& State Farm Parkway  
(Southwest Corner)  
Columbia, MO

**PROPERTY TYPE**

Retail / Land

**SALE PRICE**

\$1,500,000

**LAND**

1.04 acres

**ZONING**

M-C

**DETAILS**

- 1.04 acre parcel that is the southwest corner of Nifong/Grindstone and State Farm Parkway
- Located directly 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
- Situated at one of the busiest intersections in Columbia, with traffic counts on the corner exceeding 36,000 vehicles per day
- A 14 acre tract immediately to the east of the subject site is currently being developed into a large scale mixed-use development
- All property tours must be coordinated through the listing office

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