

**ROUTE B  
& E. HIGHWAY HH  
(SETTLER'S RIDGE LT 170)**



**ADDRESS**

Route B  
& E. Highway HH  
(Settler's Ridge Lt 170)  
Columbia, MO

**PROPERTY TYPE**

Land / Multiple Offerings

**SALE PRICE**

See Details

**LAND**

1.71 acres

**ZONING**

CG-P

**DETAILS**

- Commercial lot(s) located in a growing part of Columbia at the intersection of Route B and Highway HH
- Lot is currently platted as a single 1.71 acre lot, but owner will consider sale of smaller lot(s) subject to replatting with Boone County
- Pricing is \$100,000 - \$200,000 per acre depending on purchase of entire lot vs. a smaller portion (seller prefers division no less than 1 acre)
- The subject parcel is the corner lot at a high traffic area, corner of Highway HH & Settler's Ridge Dr at the entry of Settler's Ridge subdivision
- Directly across the street from a well-maintained, high volume fuel/convenience store
- County commercial zoning allows for a variety of different uses, and can be developed for residential uses also

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