

**1101 E. NIFONG
(NIFONG
& STATE FARM PARKWAY)**



ADDRESS	1101 E. Nifong (Nifong & State Farm Parkway) Columbia, MO
PROPERTY TYPE	Retail / Land
SALE PRICE	\$6,500,000
LAND	13.95 acres
ZONING	M-C

DETAILS

- Large commercial tract available at one of the most sought after corners in south Columbia
- 13.95 acre tract located 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
- Situated at one of the busiest intersections in Columbia, with public roadways surrounding the tract on 3 sides
- Traffic counts on the corner exceeding 36,000 vehicles per day
- Suitable for a big box end-user, and/or a development plan with multiple lots
- All property tours must be coordinated through the listing office

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