

**4250 N. HIGHWAY 763 AT SMILEY LN.**



**ADDRESS**

4250 N. Highway 763 at  
Smiley Ln.  
Columbia, MO

**PROPERTY TYPE**

Industrial / Land / Investment

**SALE PRICE**

\$1,500,000

**LAND**

26.78 acres

**ZONING**

M-L

**DETAILS**

- Property is located at a major intersection in north Columbia - Highway 763 and Smiley Ln.
- Area is densely populated with high traffic counts
- Immediately surrounded by commercial/retail activity, and a major employment/industrial park to the north
- Currently, property has county light industrial zoning with city of Columbia sewer service, which allows for a variety of uses/occupancies
- Seller will consider dividing the property into smaller lots depending on size, configuration, and intended occupancy
- Site has topography conducive to development

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