

**4250 N. HIGHWAY 763 AT SMILEY LN.
(10 ACRES)**



ADDRESS

4250 N. Highway 763 at
Smiley Ln.
(10 acres)
Columbia, MO

PROPERTY TYPE

Industrial / Land / Investment

SALE PRICE

See Details

LAND

10.00 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
- Total of 26+ acres, but Seller will consider dividing the property into smaller lots depending on size, configuration, and intended occupancy
- Pricing of the smaller lots will be determined based on the buyer's preferred portion of the overall parcel
- Site has topography conducive to development

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive
Columbia, MO 65203
(573) 445-1020

