

**1101 E. NIFONG
(NIFONG
& STATE FARM PARKWAY - 2 ACRE CORNER LOT)**



ADDRESS

1101 E. Nifong
(Nifong
& State Farm Parkway - 2
acre corner lot)
Columbia, MO

PROPERTY TYPE

Retail / Land

SALE PRICE

\$3,000,000

LAND

2.00 acres

ZONING

M-C

DETAILS

- New mixed-use commercial development coming to one of the busiest intersections in south Columbia
- 1 to 5 acre parcels available at the southeast corner of Grindstone/Nifong & State Farm Parkway, across from Kohls & Walmart shopping centers, in a regional shopping destination
- Subject offering is the 2 acre corner lot suitable for a quick serve restaurant (call for a site plan)
- Property has the highest commercial zoning designation (M-C), allowing for a broad spectrum of occupancies/developments
- Other lots in the development priced at \$1,000,000-\$1,200,000 per acre depending on the size and location of the subject tract
- Traffic counts on the corner exceeding 36,000 vehicles per day
- Sale is subject to development conditions/requirements; contact the listing office for details and to schedule any tours

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