

**1101 E. NIFONG  
(NIFONG  
& STATE FARM PARKWAY - 1 ACRE)**



**ADDRESS**

1101 E. Nifong  
(Nifong  
& State Farm Parkway - 1  
acre)  
Columbia, MO

**PROPERTY TYPE**

Office / Retail / Land

**SALE PRICE**

See Details

**LAND**

1.00 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
- Property has the highest commercial zoning designation (M-C), allowing for a broad spectrum of occupancies/developments
- Developer will consider sale to office-retail-restaurant occupancies
- 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

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

