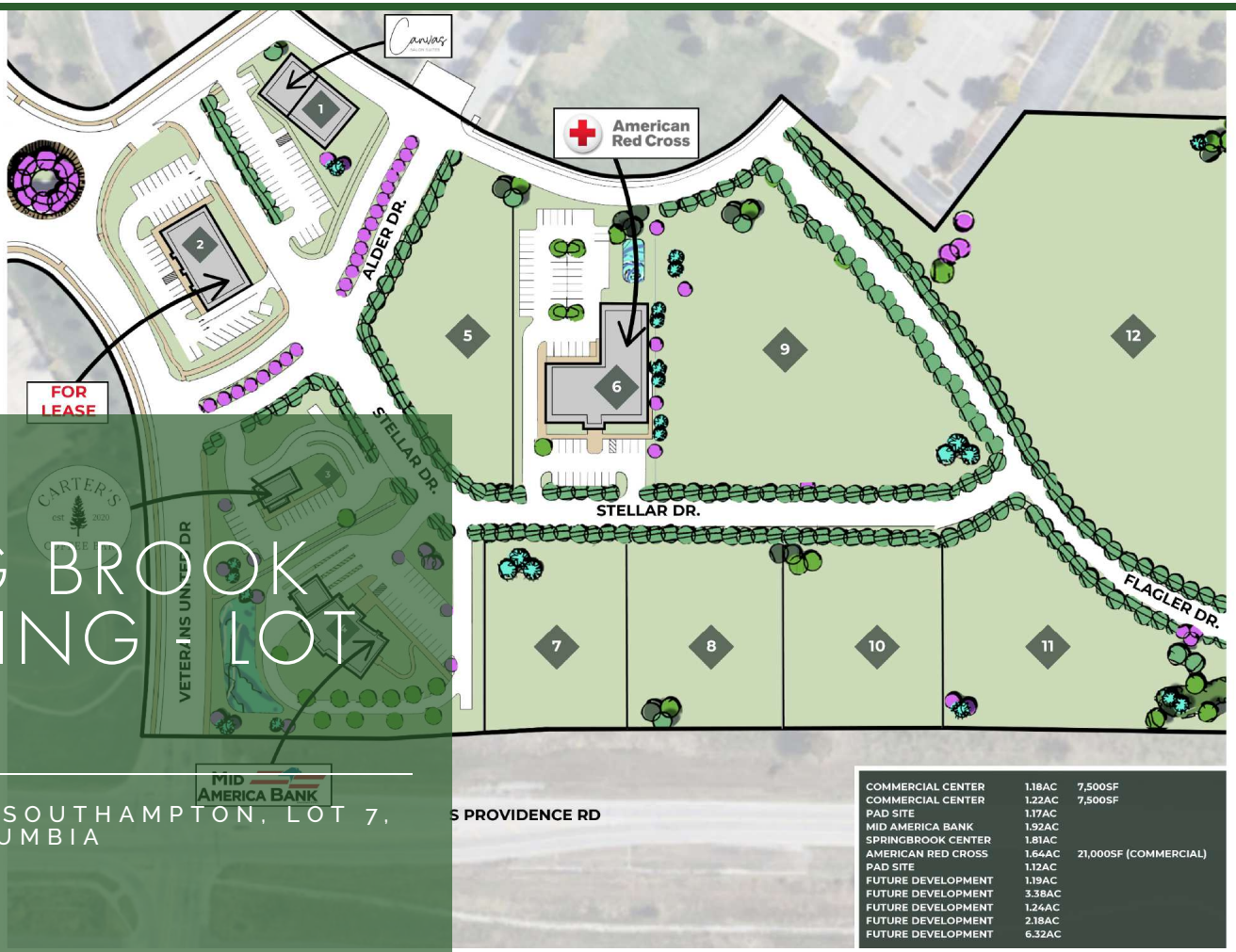
MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



SPRING BROOK CROSSING LOT 7

PROVIDENCE & SOUTHAMPTON, LOT 7, 65203, MO COLUMBIA

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OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	1..12 Acres
Delivery:	Shovel Ready
Zoning:	M-C

PROPERTY OVERVIEW

Multiple pad sites available in highly desirable South Columbia. These sites sit at the signalized intersection of Providence & Veterans United Drive. Sites are delivered with M-C zoning, are platted, rough graded, have internal roadways complete, and have all utilities at or near site.

PROPERTY HIGHLIGHTS

- Highly desirable South Columbia location
- Signalized Intersection of Providence & Southampton
- Adjacent to corporate headquarters of Veterans United Home Loans and cattycorner to the University of Missouri Healthcare South Campus and Rock Bridge Highschool
- Average Daily Traffic: 30,618

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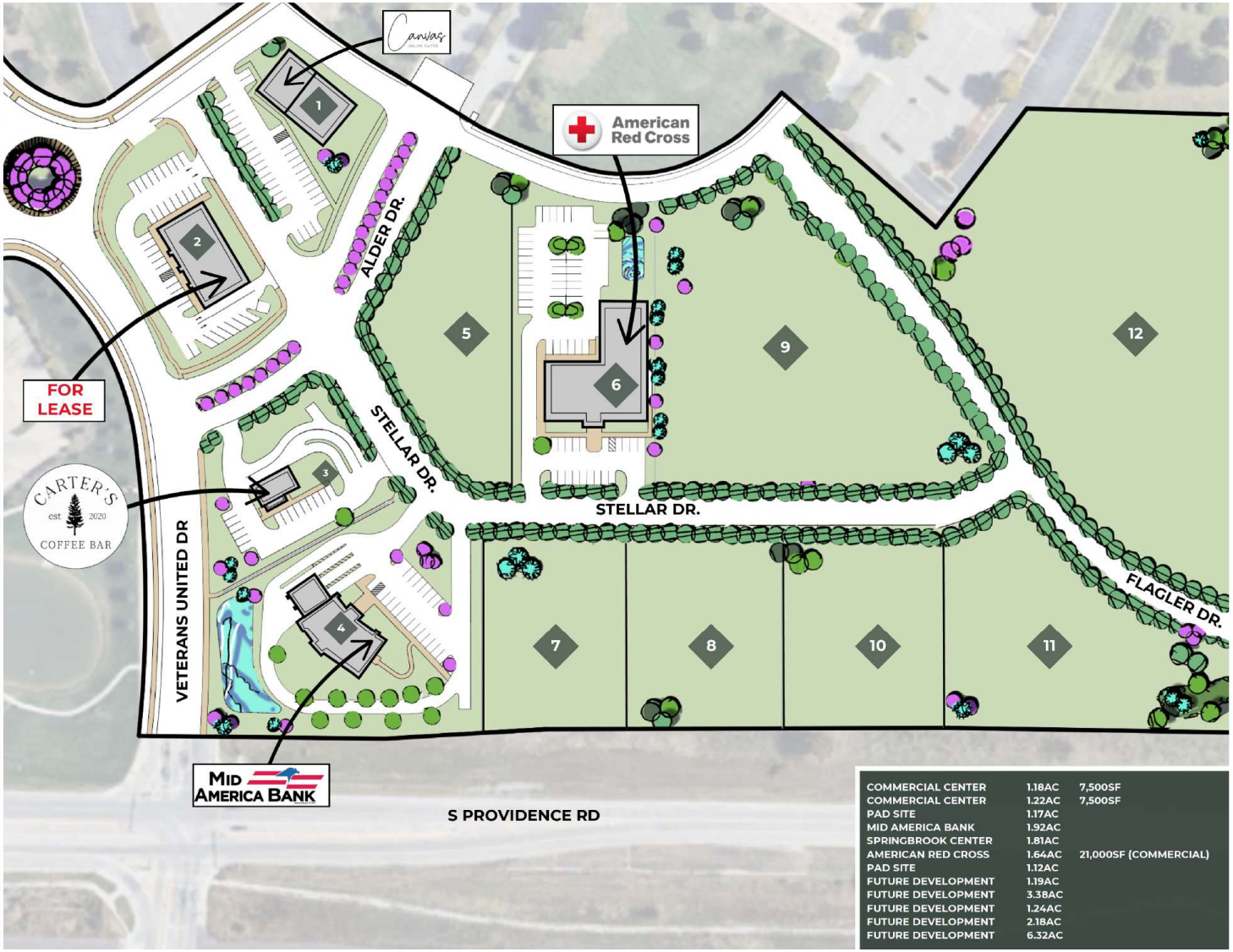

COMMERCIAL CENTER	1.18AC	7,500SF
COMMERCIAL CENTER	1.22AC	7,500SF
PAD SITE	1.17AC	
MID AMERICA BANK	1.92AC	
SPRINGBROOK CENTER	1.81AC	
AMERICAN RED CROSS	1.64AC	21,000SF (COMMERCIAL)
PAD SITE	1.12AC	
FUTURE DEVELOPMENT	1.19AC	
FUTURE DEVELOPMENT	3.38AC	
FUTURE DEVELOPMENT	1.24AC	
FUTURE DEVELOPMENT	2.18AC	
FUTURE DEVELOPMENT	6.32AC	

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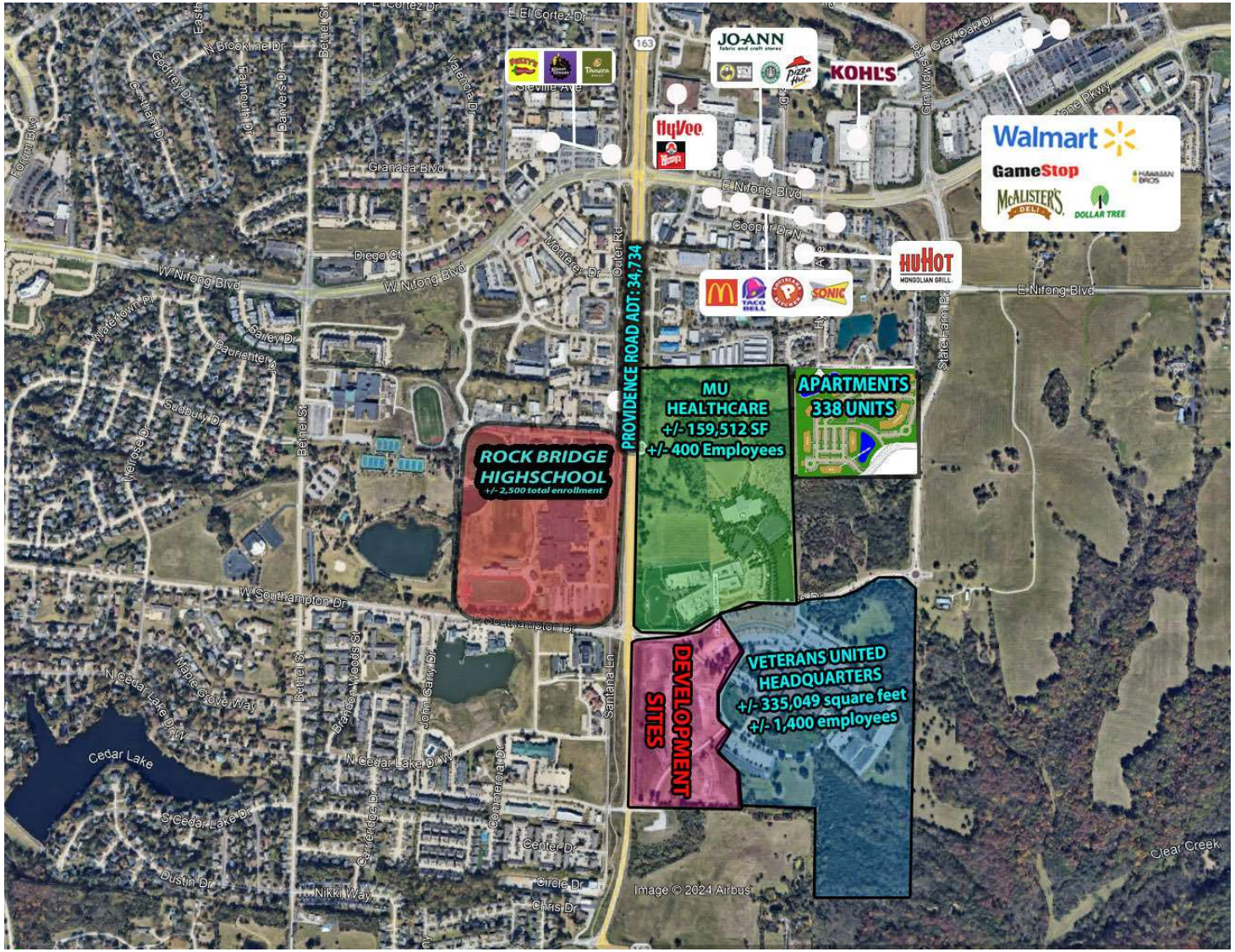

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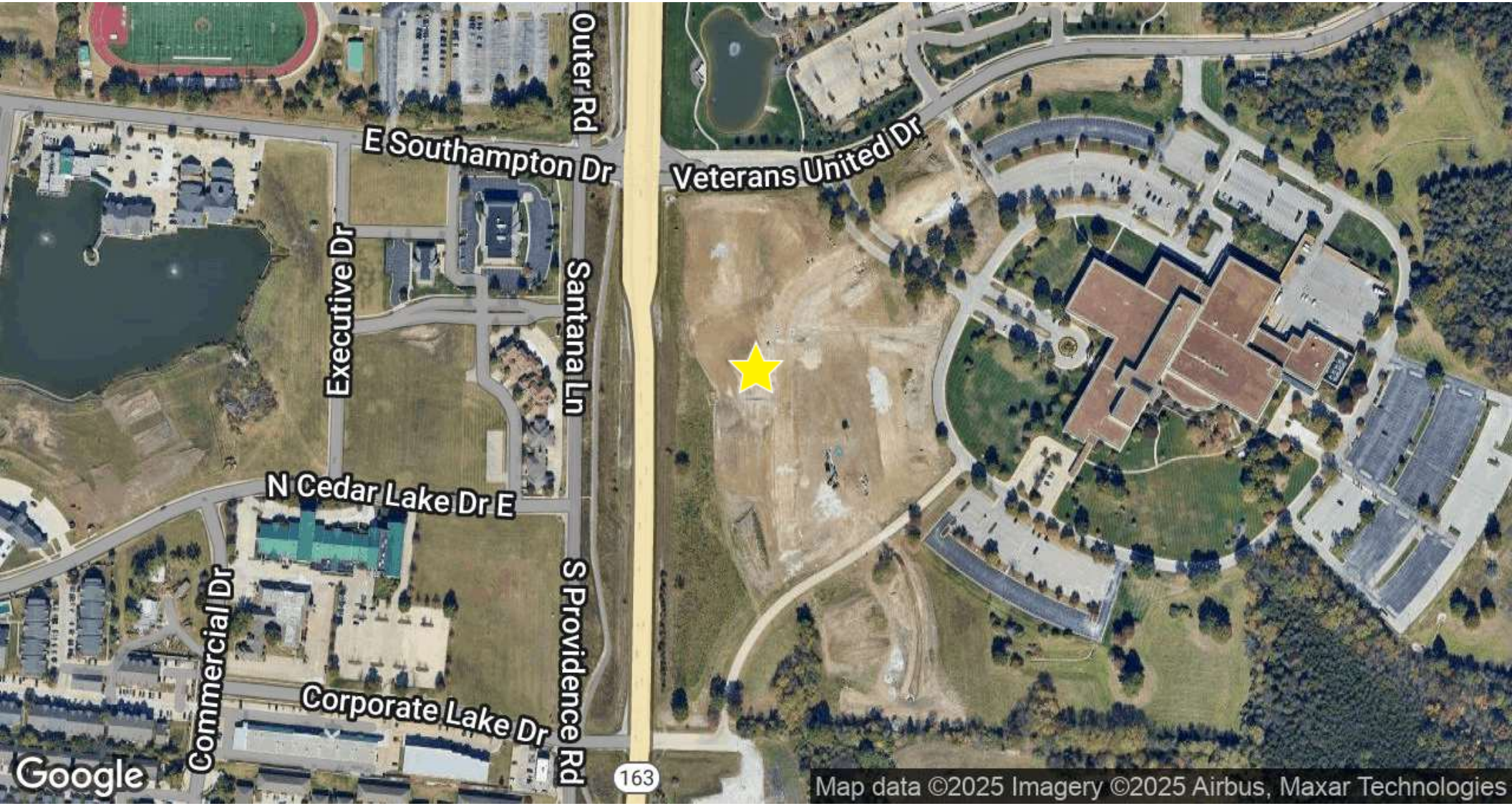

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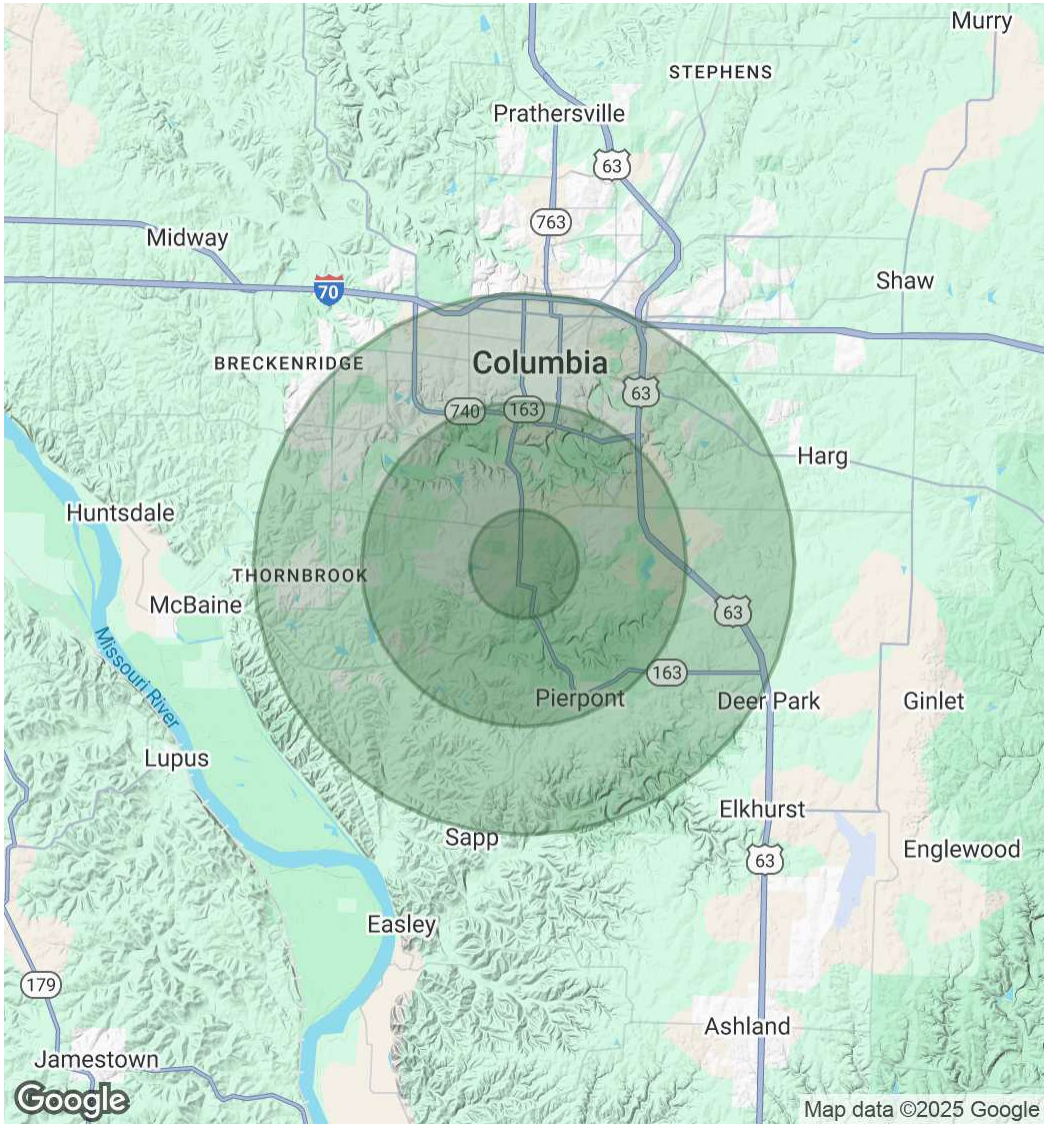
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,220	39,628	92,332
Average Age	32.3	29.9	32.0
Average Age (Male)	26.5	28.7	31.1
Average Age (Female)	34.5	30.9	32.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,527	16,120	40,928
# of Persons per HH	2.1	2.5	2.3
Average HH Income	$62,329	$73,256	$70,057
Average House Value	$173,651	$197,575	$172,673

** Demographic data derived from 2020 ACS - US Census*



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