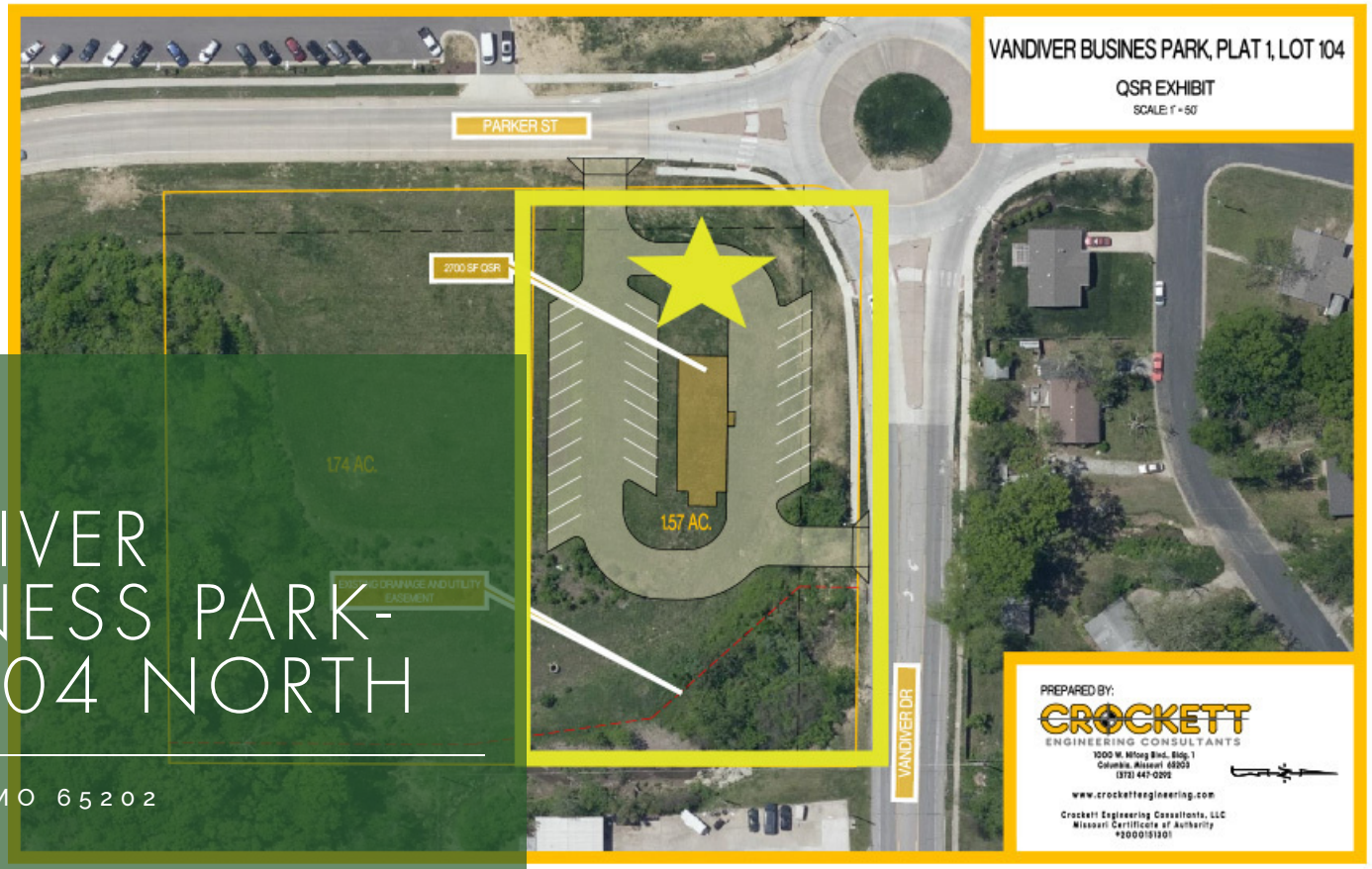
MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



VANDIVER BUSINESS PARK- LOT 104 NORTH

COLUMBIA, MO 65202

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

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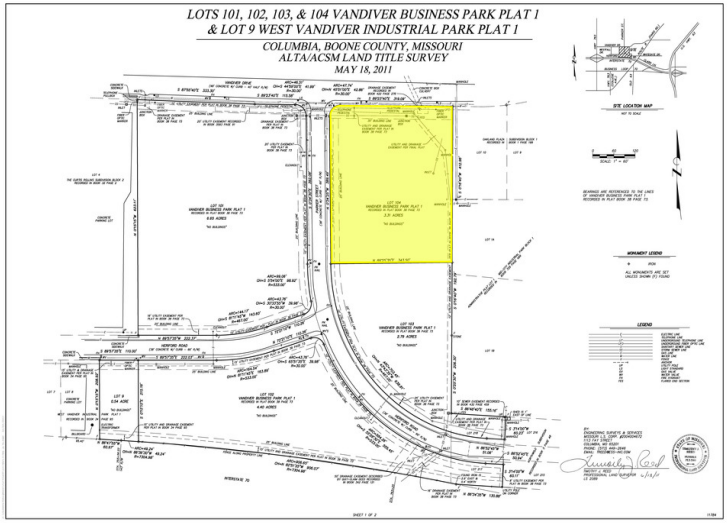

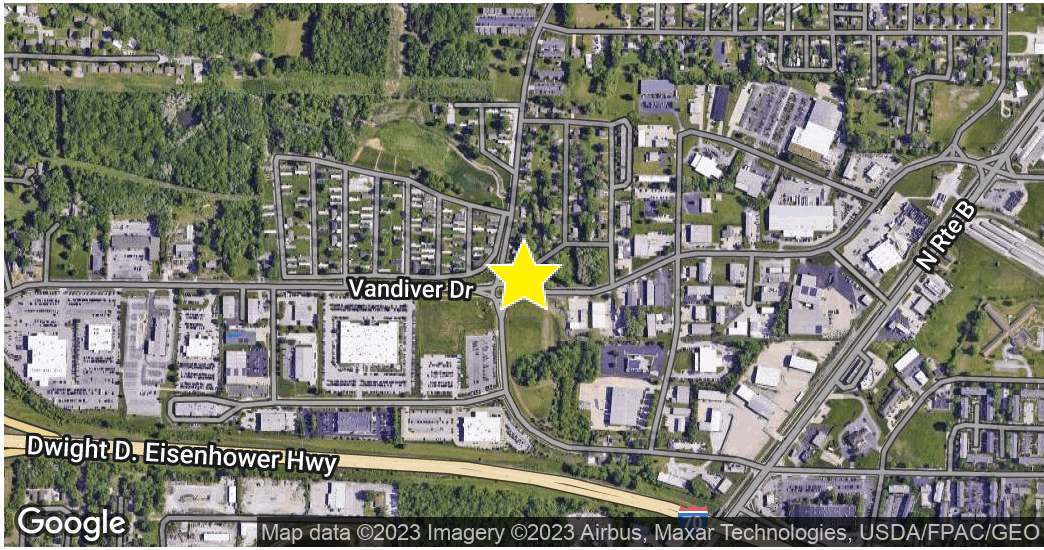

OFFERING SUMMARY

Sale Price:	$547,112
Available SF:	68,389
Lot Size:	1.57 Acres
Price/SF:	$8
Zoning:	M-C

PROPERTY OVERVIEW

Commercial land for sale located on the north side of Columbia, MO on the South East corner of Vandiver Dr. & Parker St. next to Joe Machens Chrystler Dodge Jeep RAM

PROPERTY HIGHLIGHTS

- Seller willing to divide Lot 104 (3.31 acres with differing elevations)
- Lot 103, just to the South, recently sold to an appliance store
- Commercial zoning allows for a range of uses

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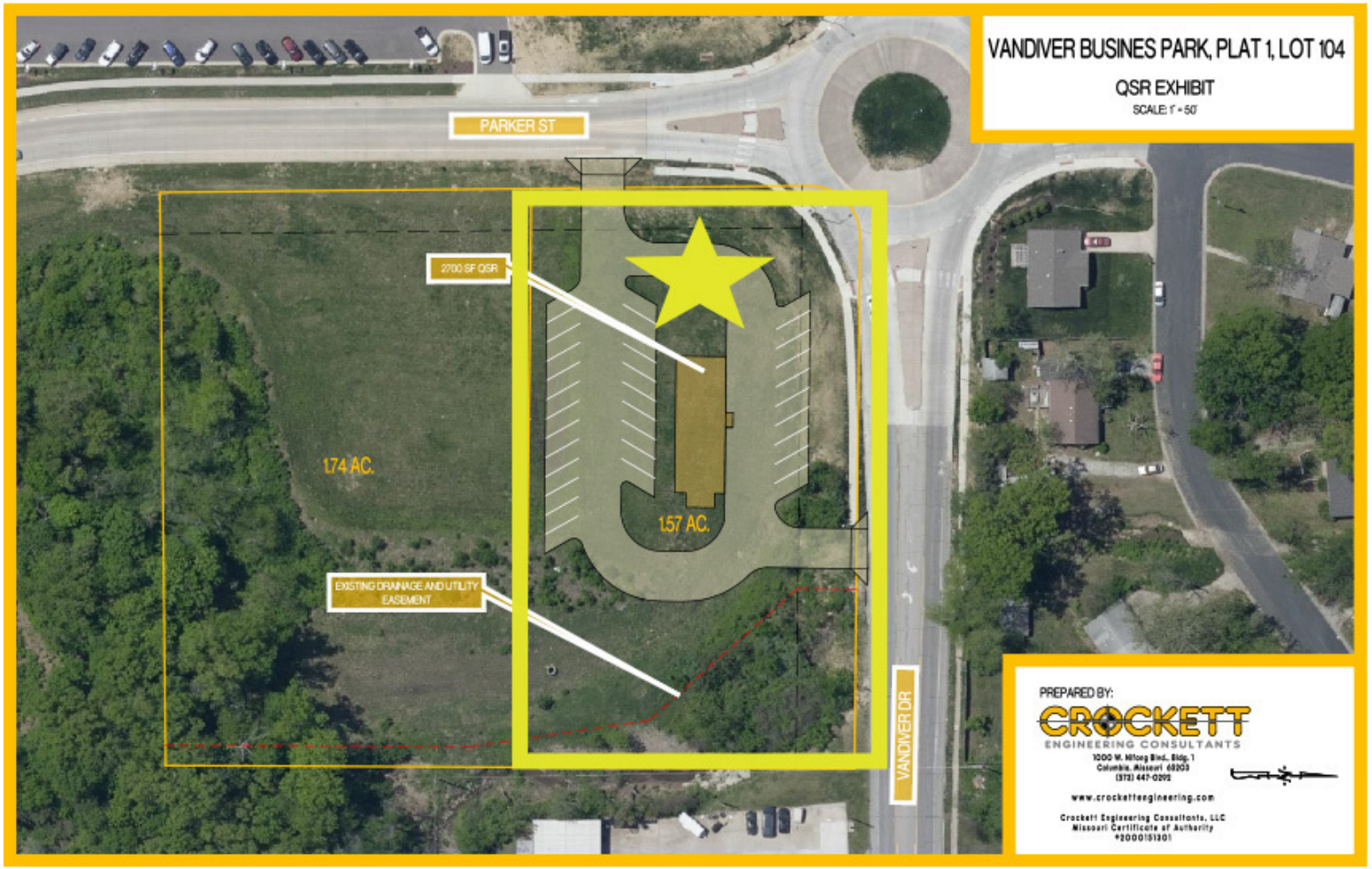

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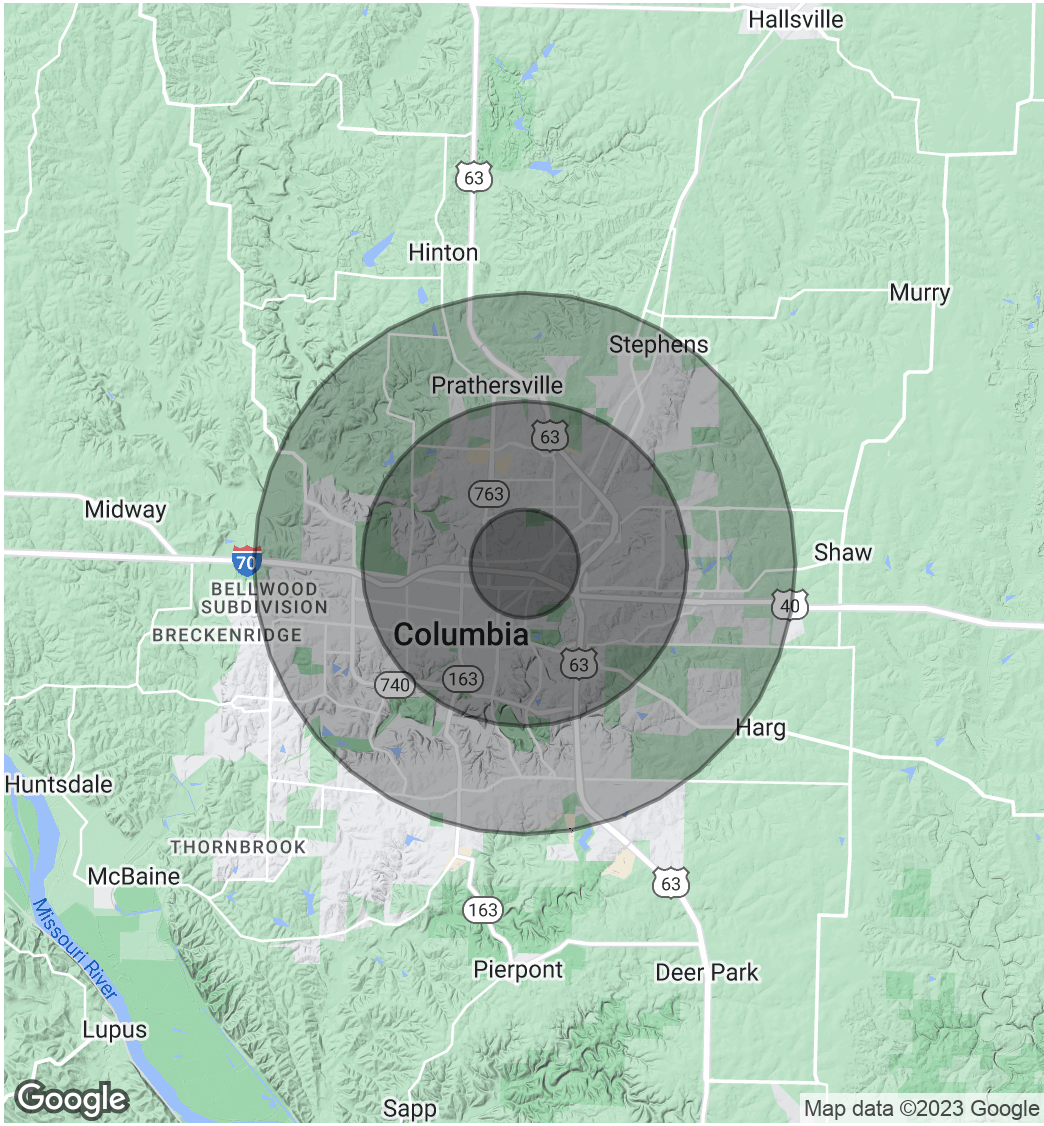
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,542	52,137	96,670
Average Age	28.8	26.2	28.9
Average Age (Male)	27.2	25.6	28.0
Average Age (Female)	30.5	27.1	30.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,362	19,333	38,346
# of Persons per HH	2.3	2.7	2.5
Average HH Income	$48,938	$41,040	$50,511
Average House Value	$156,228	$142,401	$142,786

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



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