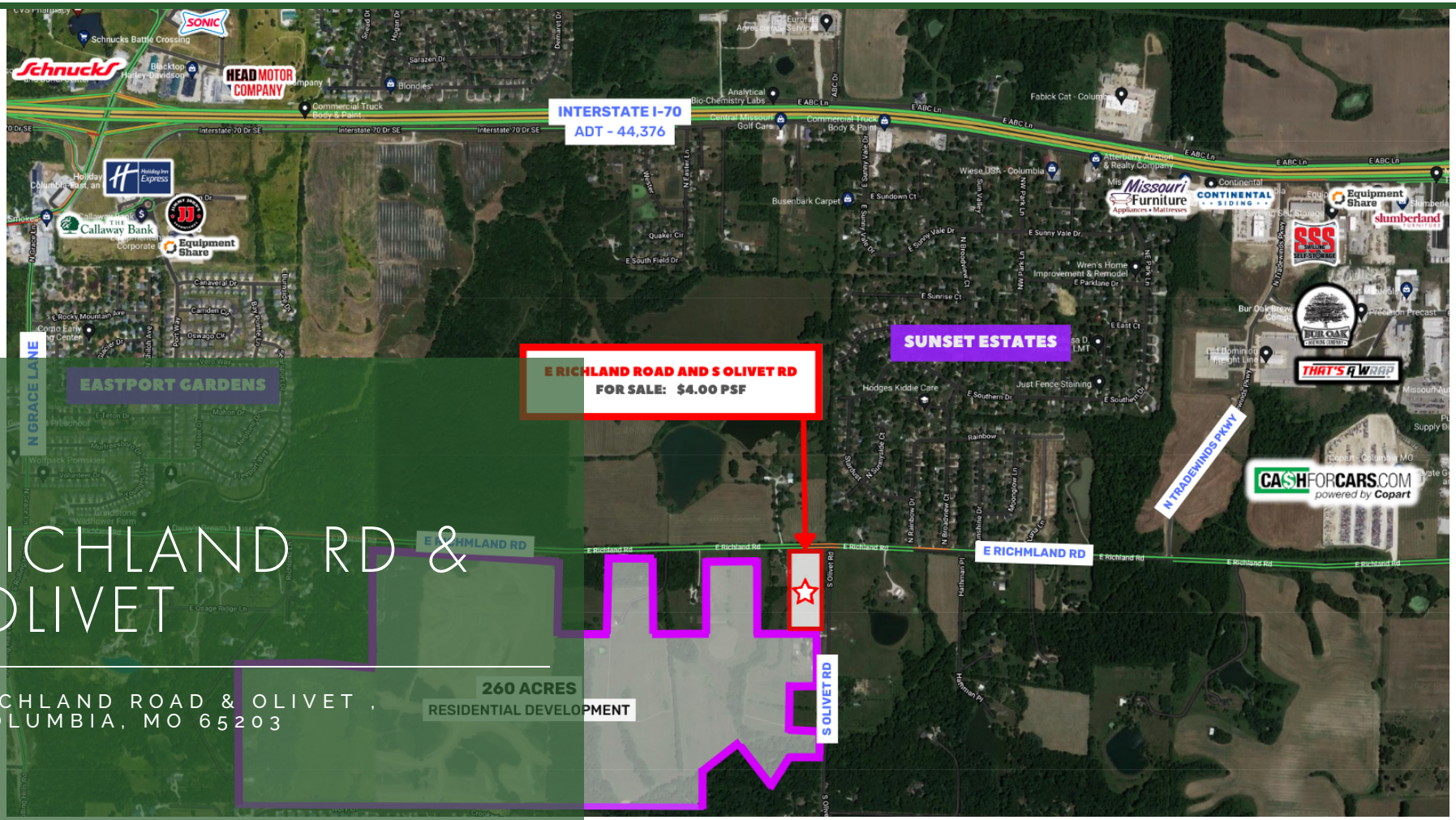
MALY
COMMERCIAL REALTY, INC

LAND FOR SALE



RICHLAND RD & OLIVET

RICHLAND ROAD & OLIVET ,
COLUMBIA, MO 65203

MEL ZELENAK
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O: 573.443.3200
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OFFERING SUMMARY

Sale Price:	$4.00 / SF
Lot Size:	+/- 6 Acres
Zoning:	M-N

PROPERTY OVERVIEW

+/- 6 acre prime commercial corner on the East side of Columbia

PROPERTY HIGHLIGHTS

- Site is pending a re-zoning to M-N (Mixed-Use Neighborhood) which is an ideal zoning designation for this hard corner which is ideally situated just North of the Old Hawthorne subdivision
- With over 2,000 residential lots in the immediate surrounding area, this corner is primed for development
- Priced at only $4 per square foot this site is priced to sell

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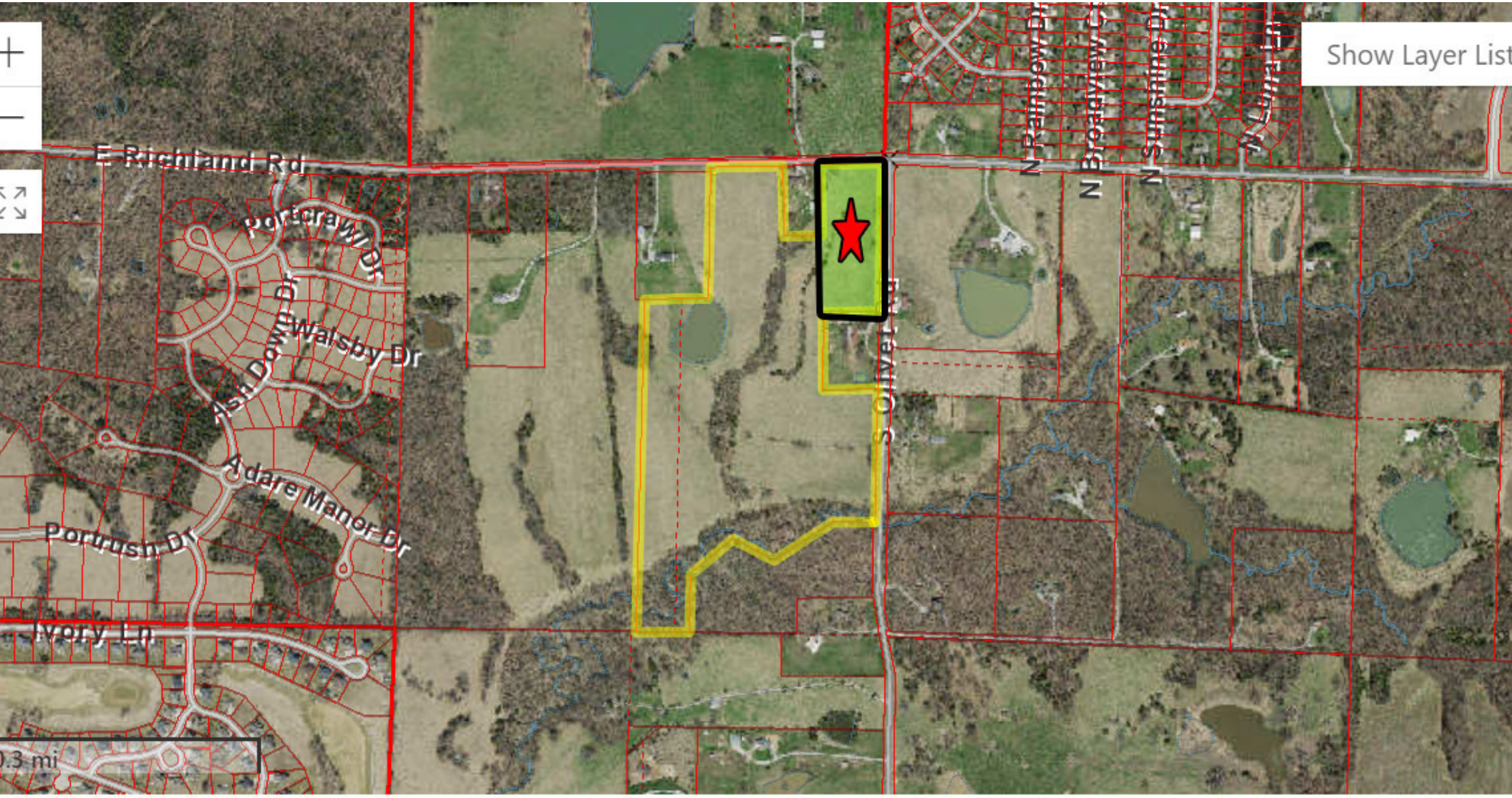

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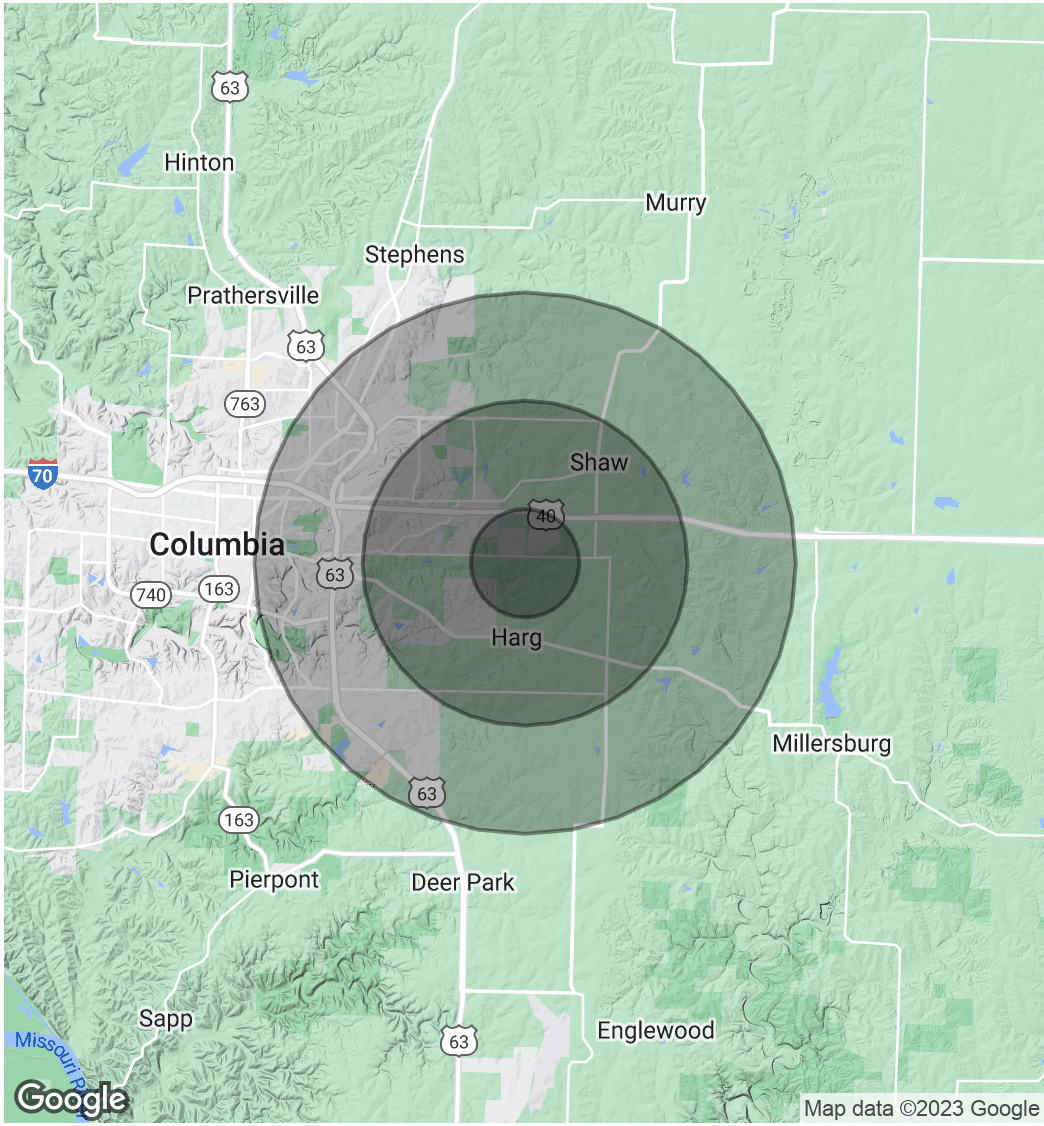
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,669	23,291	72,511
Average Age	37.7	33.4	29.9
Average Age (Male)	37.3	31.4	29.8
Average Age (Female)	36.4	33.3	30.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,233	10,988	31,697
# of Persons per HH	2.2	2.1	2.3
Average HH Income	$101,146	$66,255	$55,516
Average House Value	$232,498	$159,742	$125,795

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



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