+/- 30 ACRES AVAILABLE @ BLUE RIDGE & RANGELINE ST./PROVIDENCE RD.

INVESTMENT OVERVIEW:

- 1-30 acres available (divisible from 1-30 acres) in Columbia's highest-growth commercial corridor at Rangeline Road & Blue Ridge Road.
- PD, Planned Development zoning in place with intent of future commercial development.
- The entire tract may be purchased for $6 S.F., any proposal to subdivide will be reviewed.
- Seller to deliver utilities to property boundary. Buyer responsible for on-site connections and stormwater management. Shovel-ready infrastructure.
- Ground lease proposals will be reviewed.
- Target uses: Retail anchors, restaurants/QSR, medical office, professional office, multifamily/student housing, senior living, or mixed-use. Seeking quality developers.
- 21,888 vehicles per day on Rangeline
- Columbia ranks among Missouri's top 4 investment markets with strong population growth, University of Missouri anchor (32K+ students), and 129K+ metro population.

FOR MORE INFORMATION PLEASE CONTACT:

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FAX (815) 550-1506
Email: maher3@jlmproperties.com

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3610 Buttonwood Dr. Suite 200
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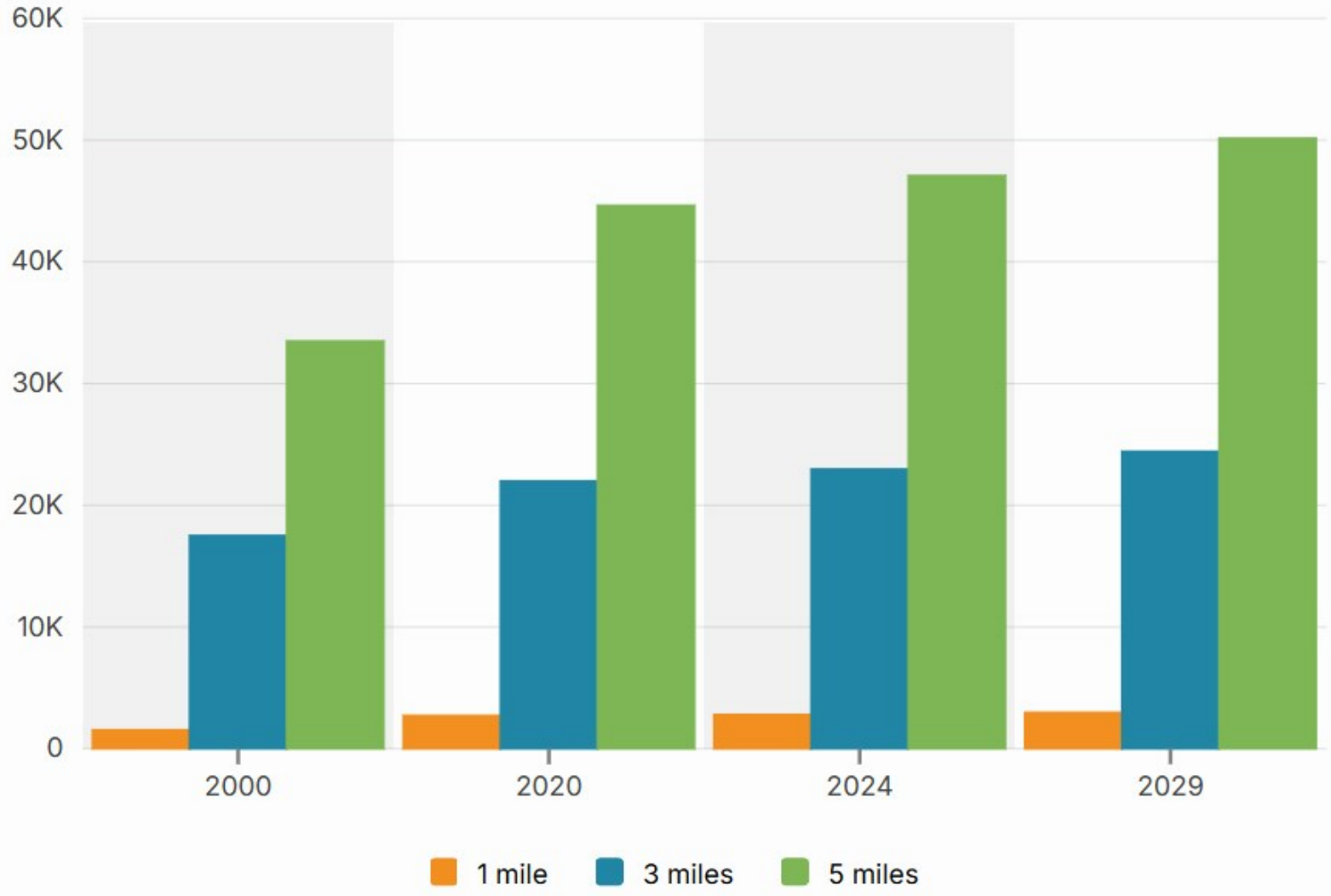
Households



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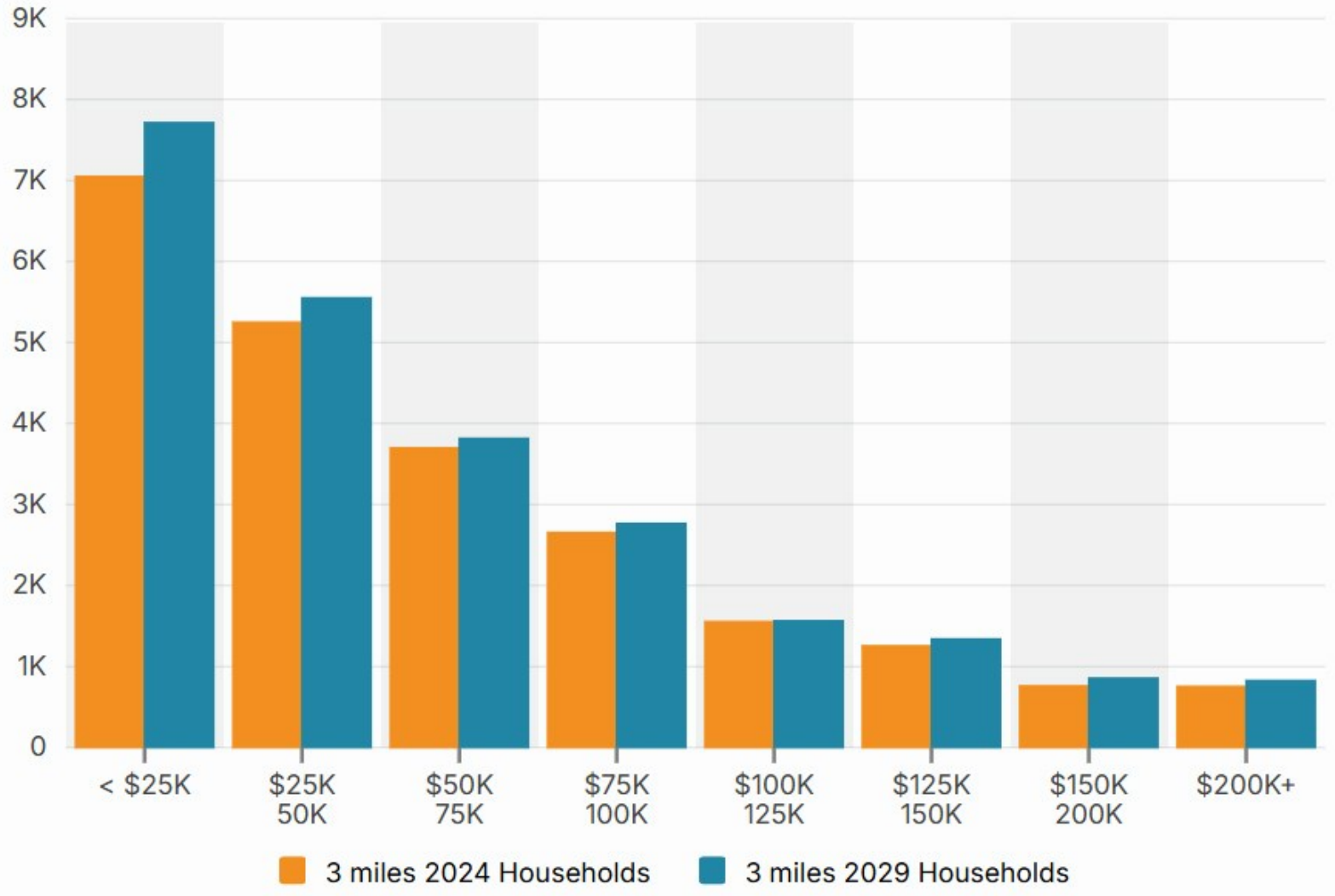
Household Income



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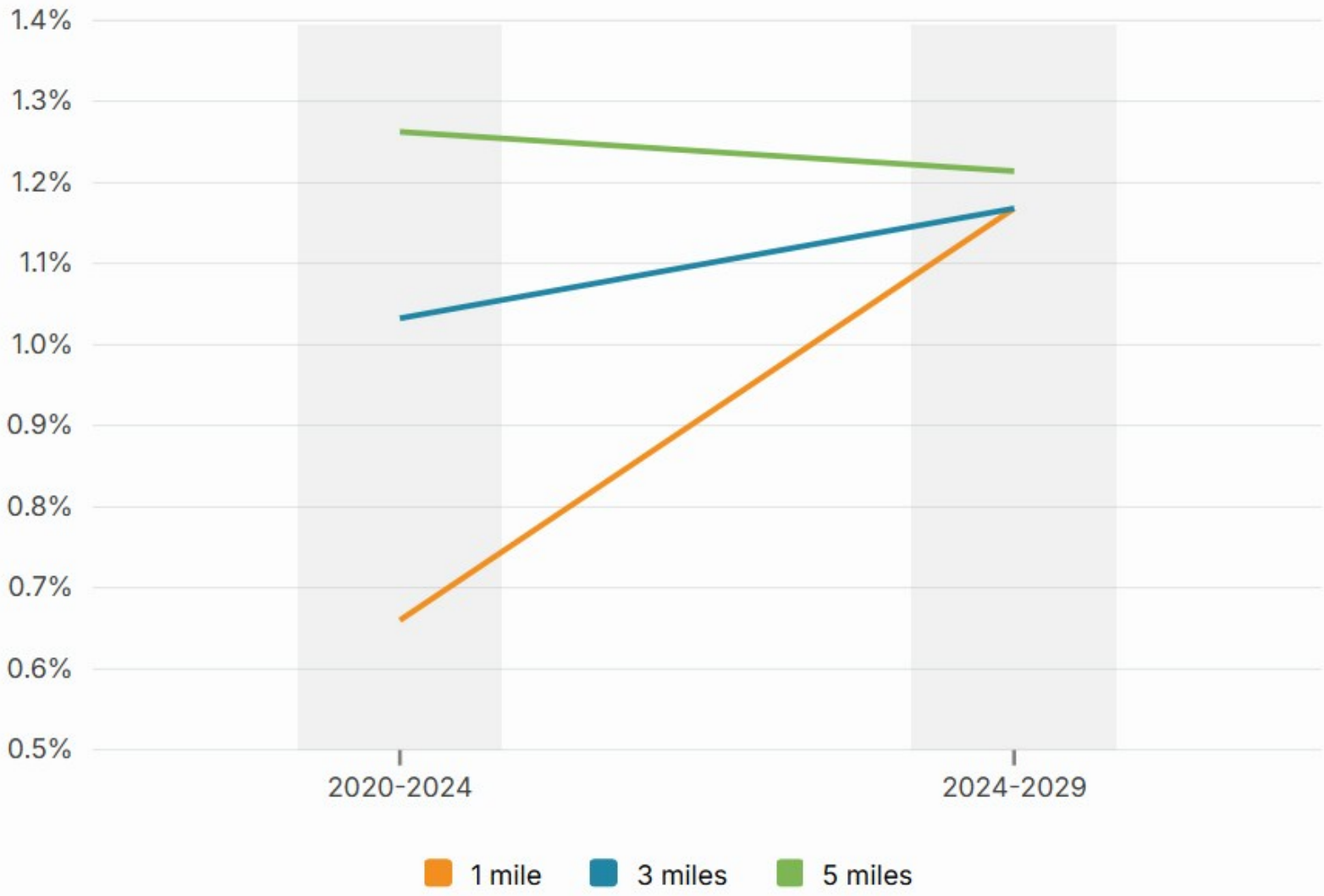
Annual Population Growth



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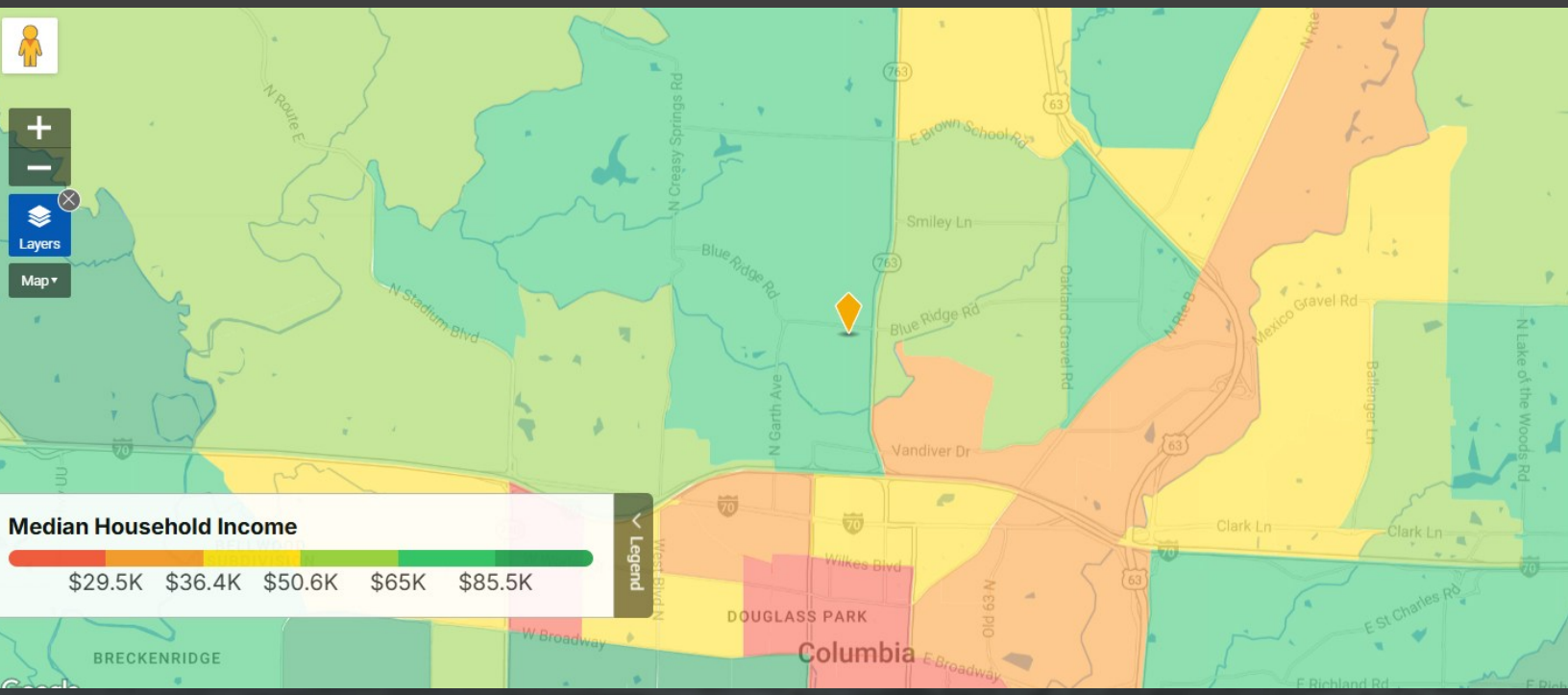

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