

SPRING BROOK CROSSING - LOT 3

PROVIDENCE & SOUTHAMPTON, LOT 3,
65203, MO COLUMBIA

SPRING BROOK
crossing

1. Commercial Center	1.18ac	7,500sf
2. Pad Site	1.22ac	
3. Pad Site	1.17ac	
4. Mid America Bank	1.92ac	
5. Commercial / Apts.	1.81ac	10,800sf
6. American Red Cross	1.64ac	
7. Pad Site	1.12ac	
8. Pad Site	1.19ac	
9A. Commercial / Apts.	3.38ac	12,600sf (10 Units)
9B. Commercial / Apts.	3.38ac	12,600sf (10 Units)
10. Pad Site	1.24ac	
11. Pad Site	2.18ac	
12. Pad Site	6.32ac	

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OFFERING SUMMARY

Sale Price:	Call For Pricing
Lot Size:	1.17 Acres
Delivery:	Shovel Ready
Zoning:	M-C

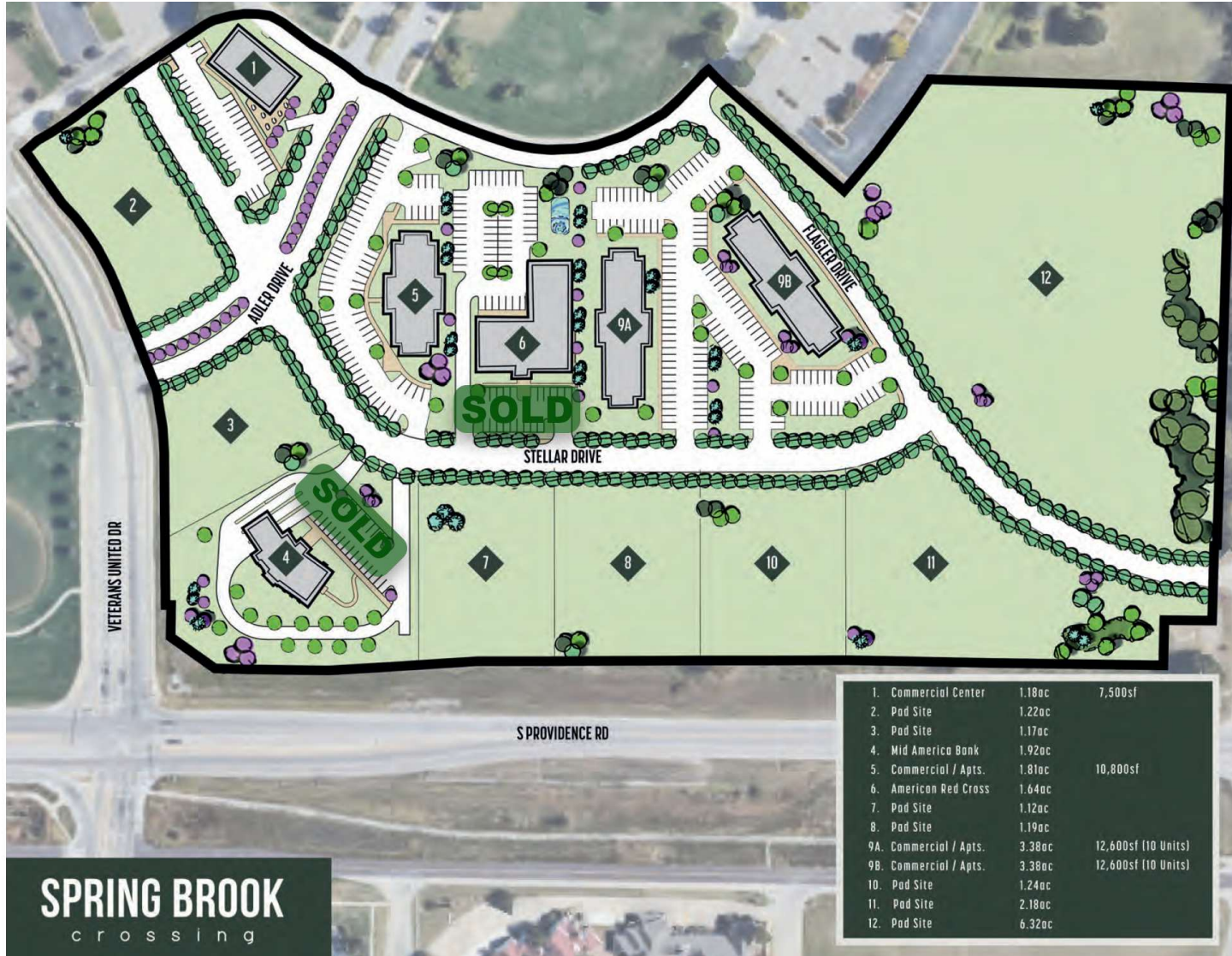
PROPERTY OVERVIEW

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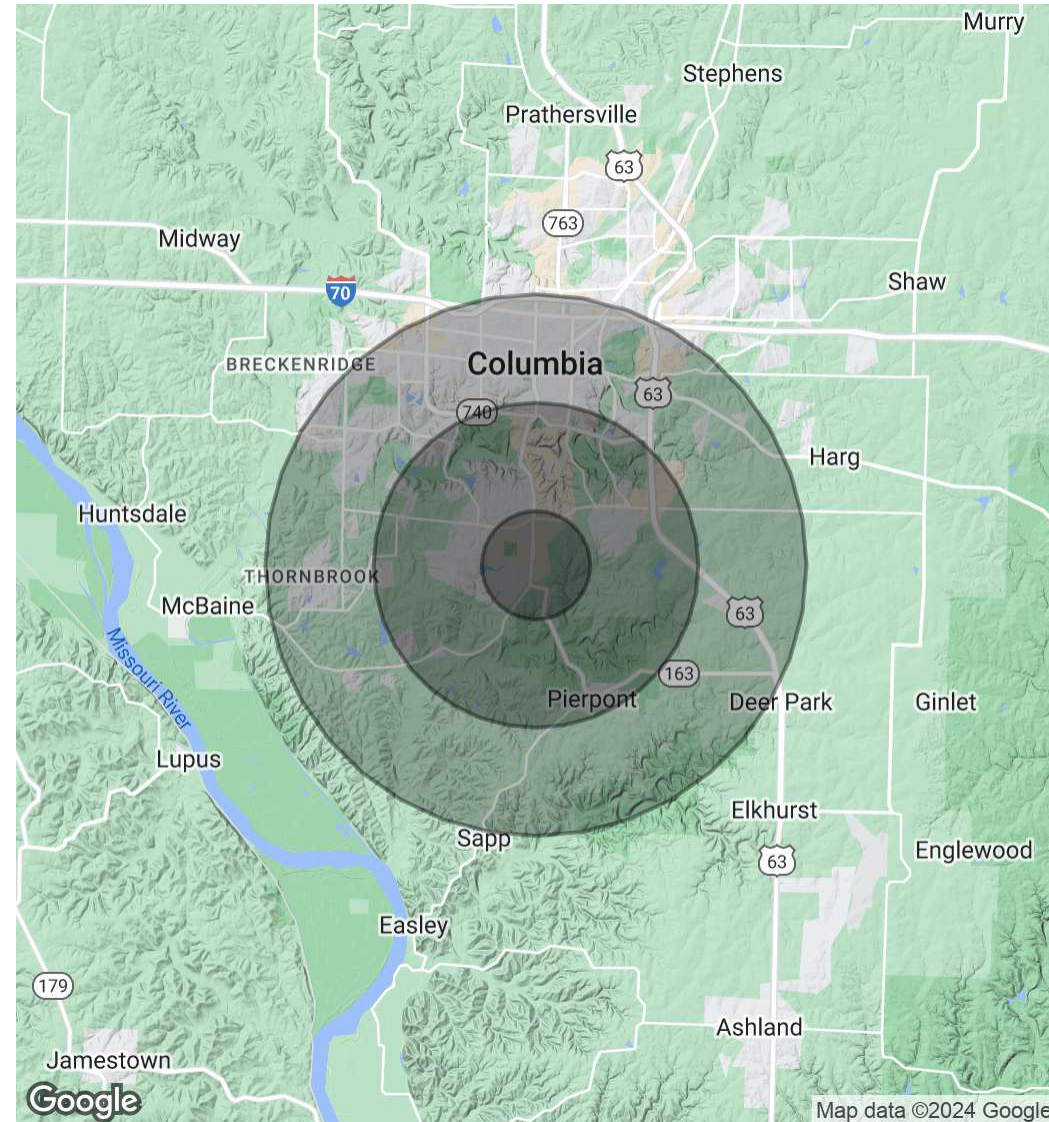
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,220	39,628	92,332
Average Age	32.3	29.9	32.0
Average Age (Male)	26.5	28.7	31.1
Average Age (Female)	34.5	30.9	32.8

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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