

**AVAILABLE**

## Ballenger and Clark Lane Columbia, MO 65201

### Mixed-Use Development Opportunity

- 8.6 acres
  - can be joined with 1.7 acre lot to the north
- Zoned M-N, neighborhood commercial
- Corner lot with great access and visibility
- Excellent for mixed-use development
  - office, retail and apartments
- All utilities at or near site
- At round-about of Clark Lane and Ballenger
- 13,000 average traffic count
- 3-mile population of 34,000, with an average age of 33, and household income of \$57,000.
- Close to large apartment complexes and Battle Elementary School and Battle High School.

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Land For Sale:

**\$2,000,000**

**8.6 acres**

**CONTACT  
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