

SPRING BROOK CROSSING

PROVIDENCE & SOUTHAMPTON,
COLUMBIA, MO 65203

SPRING BROOK
crossing

GINA RENDE

GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

MEL ZELENAK

MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

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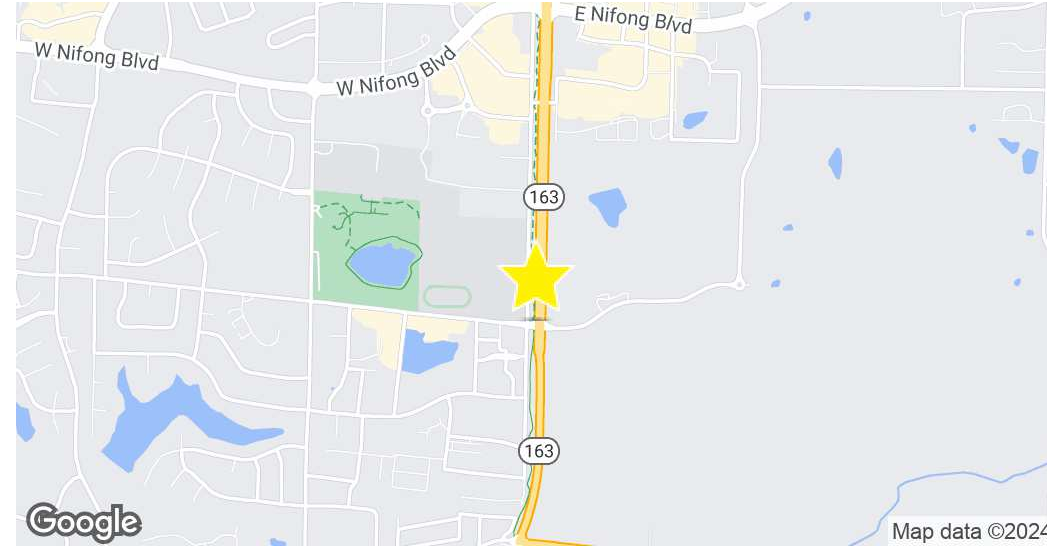


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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.18 Acres
Price / Acre:	-
Zoning:	M-C

PROPERTY OVERVIEW

Multiple pad sites located immediately in front of the corporate headquarters of Veterans United Home Loans(+335,000 square feet and + 1,400 employees) and cattycorner to the University of Missouri Healthcare (+/- 159,512 square feet with +/- 400 employees) and Rock Bridge Highschool (Enrollment 1,971). Developer will also be developing 338 units of high-end Class A multifamily on the adjacent tract.

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 c: 30,618

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LOCATION DESCRIPTION

Highly desirable South Columbia location



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

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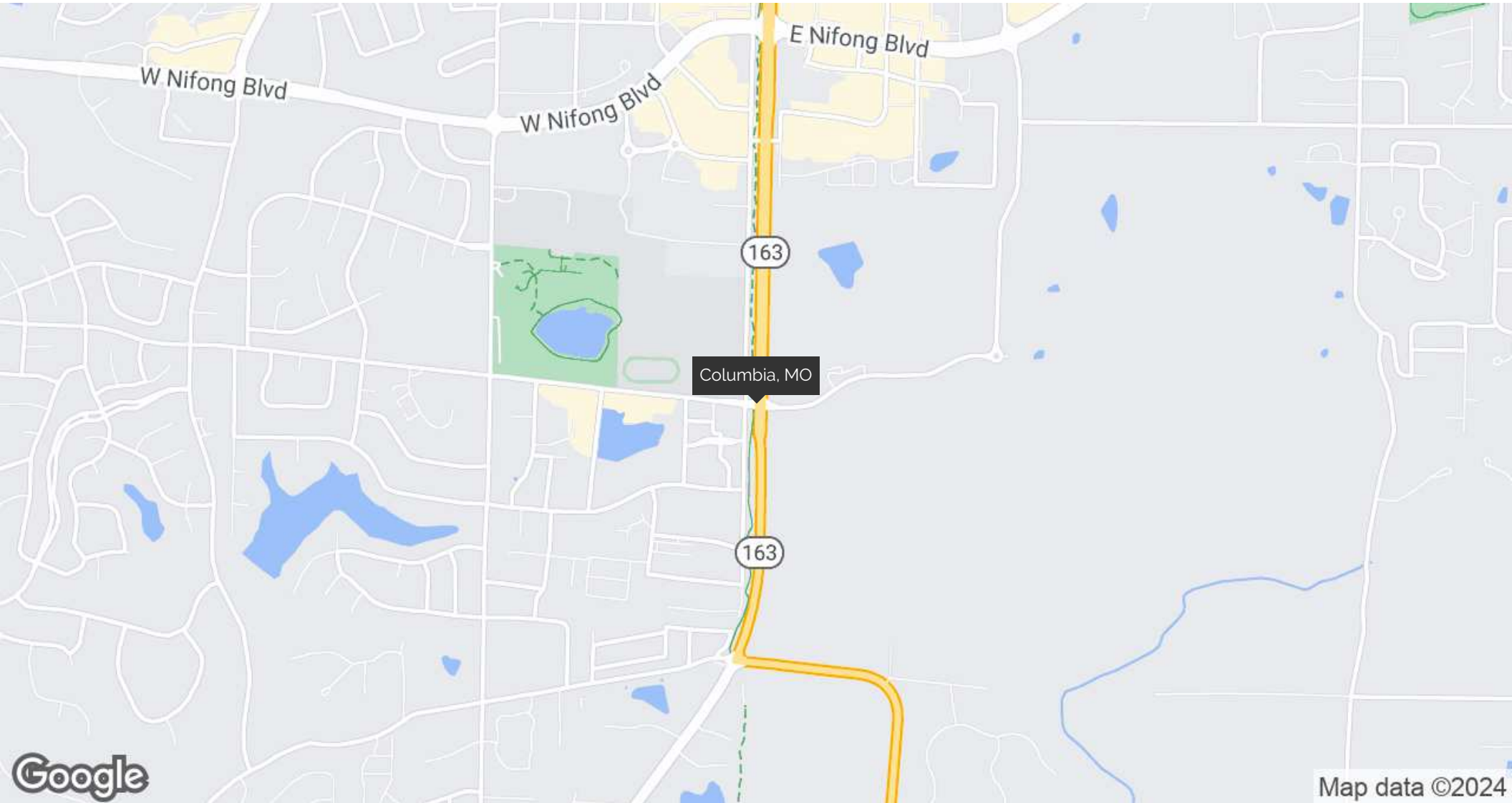
1. Commercial Center	1.18ac	7,500sf
2. Pad Site	1.22ac	
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4. Mid America Bank	1.92ac	
5. Commercial / Apts.	1.81ac	10,800sf
6. American Red Cross	1.64ac	

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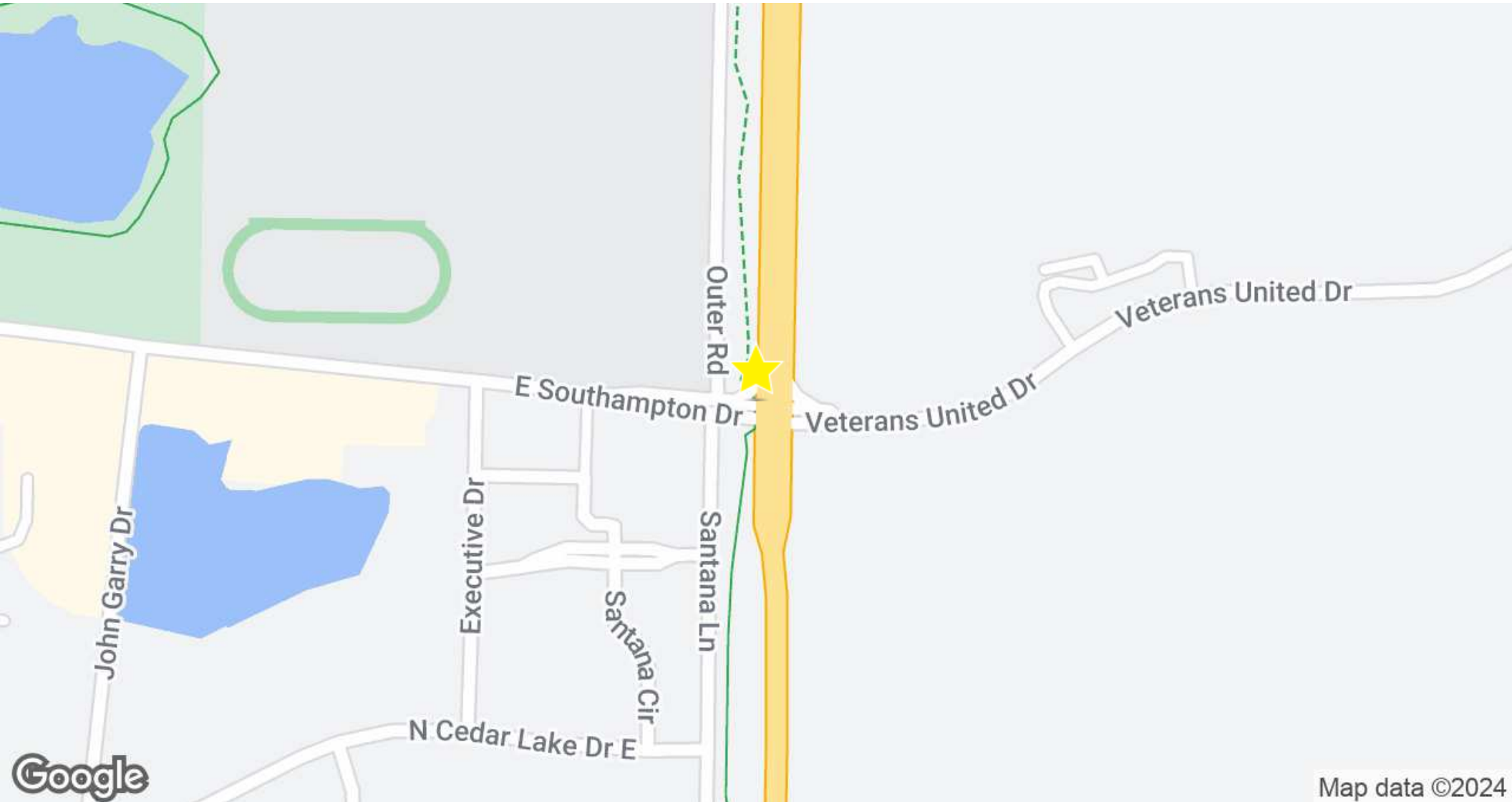


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LAND FOR SALE

INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA

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INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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It turns out, you don't have any Comps Selected!

(click " **Edit Sale Comps**" in the Page Edit Bar)

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DEMOGRAPHICS

SECTION 6

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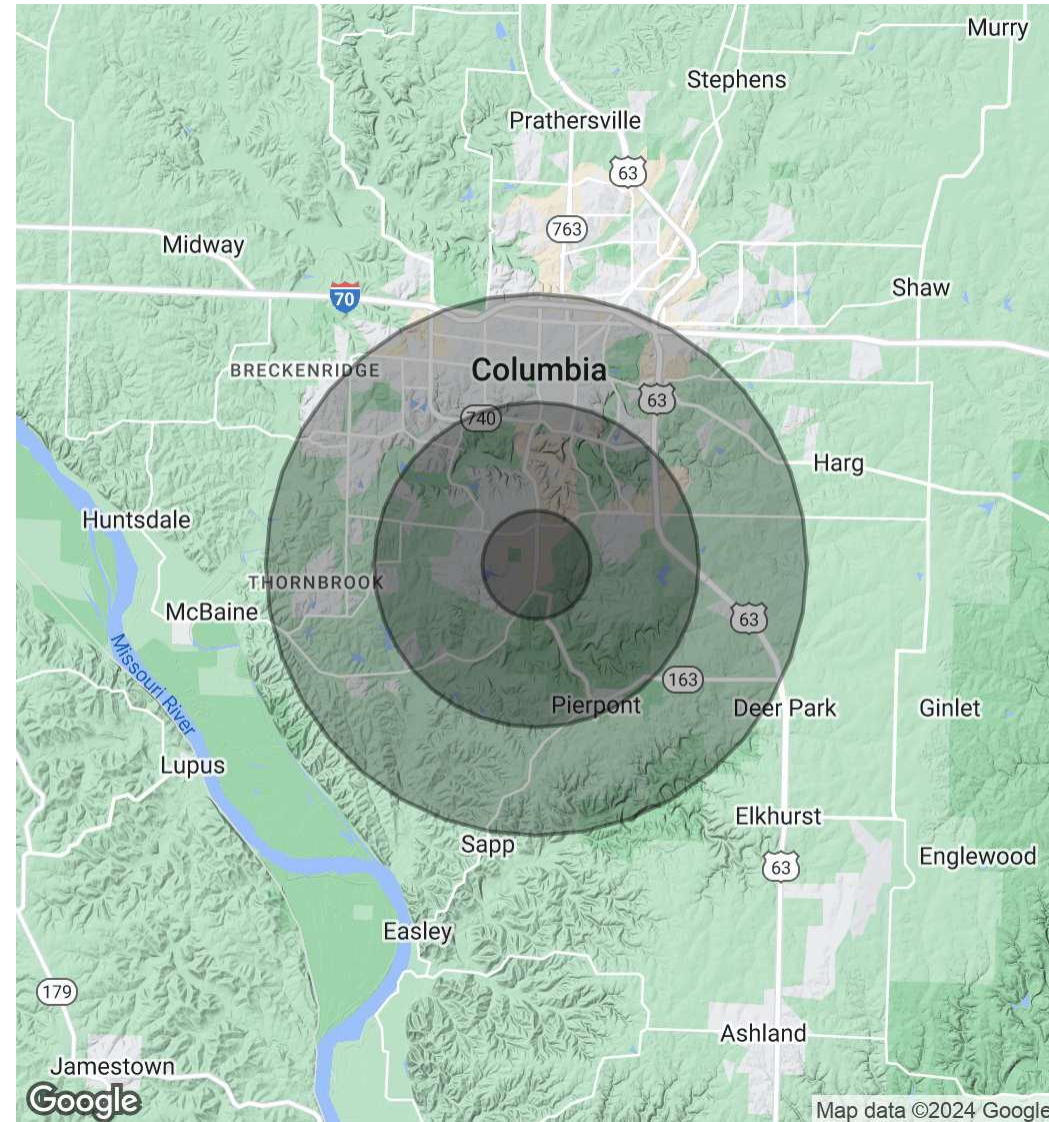
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,023	43,803	100,992
Average Age	36	33	35
Average Age (Male)	34	33	34
Average Age (Female)	37	34	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,209	16,561	41,047
# of Persons per HH	2.2	2.6	2.5
Average HH Income	\$79,047	\$96,262	\$92,094
Average House Value	\$345,412	\$308,621	\$298,585

Demographics data derived from AlphaMap



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ADVISOR BIOS

SECTION 7

1. Commercial Center	1.18ac	7,500sf
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GINA RENDE

Broker

gina@malyrealty.com

Direct: **573.443.3200** | Cell: **314.477.4462**

Maly Commercial Realty Inc

213 N Stadium Blvd Ste 203

Columbia, MO 65203-1161

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MEL ZELENAK

President

mel@malyrealty.com

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