



# Development Opportunity

Liberty Ln & Henry Clay Blvd | Ashland, MO 65010

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## Key Contacts

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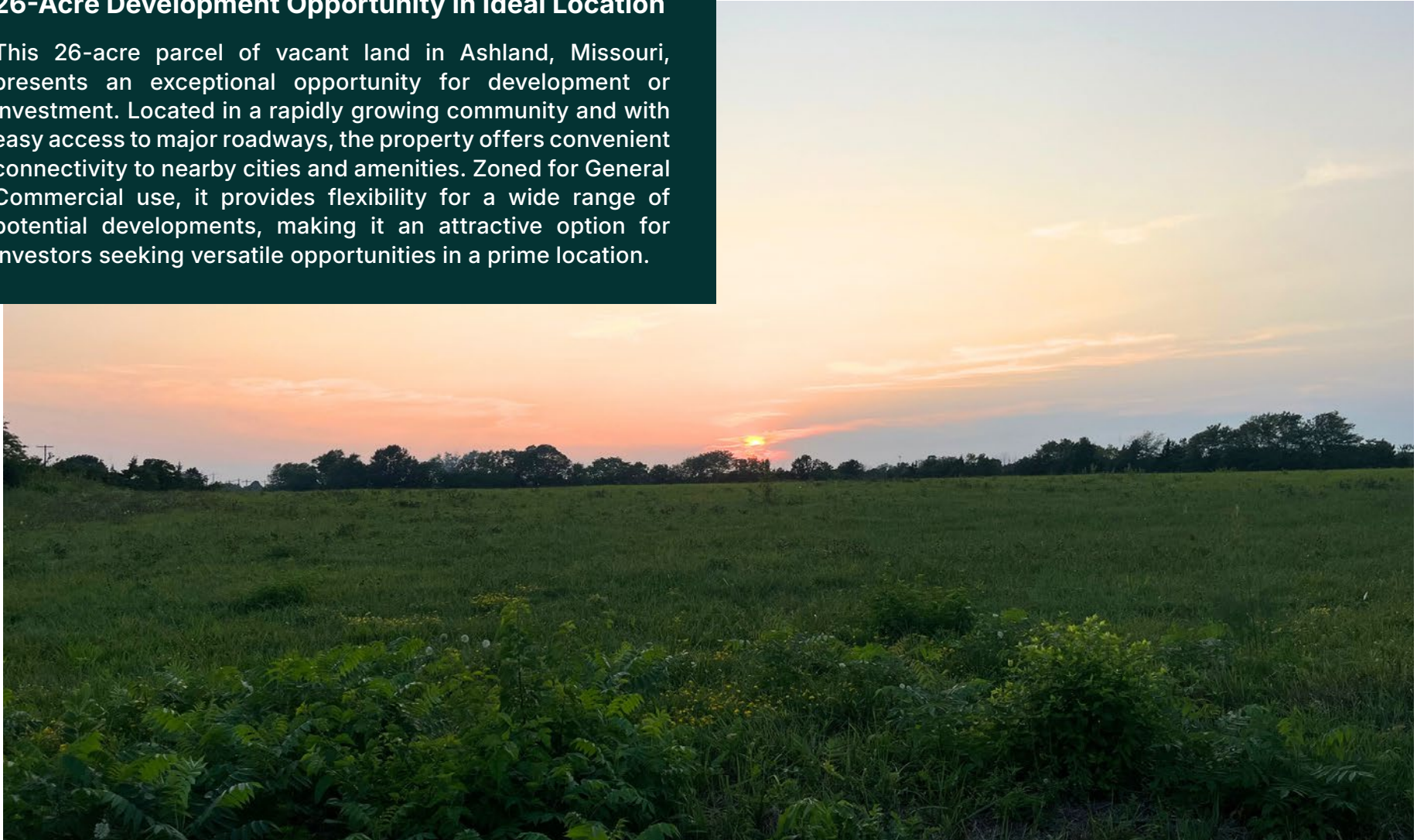
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## Property Summary

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### 26-Acre Development Opportunity in Ideal Location

This 26-acre parcel of vacant land in Ashland, Missouri, presents an exceptional opportunity for development or investment. Located in a rapidly growing community and with easy access to major roadways, the property offers convenient connectivity to nearby cities and amenities. Zoned for General Commercial use, it provides flexibility for a wide range of potential developments, making it an attractive option for investors seeking versatile opportunities in a prime location.



## Property Summary



**±26 Acres**  
Lot Size

**General  
Commercial**  
Zoning

**Support for  
Development**  
City of Ashland

**+6.5%**  
**Population  
Growth**  
Since 2020



# Development Opportunity

## GAP Analysis

Completed  
August 2022

## Traffic Study

Completed  
August 2022

## Proposed Building Plans

Available

## Building Plans:

Range of Retail  
Townhomes  
Apartments  
Town Square/Park



## Area Overview



### Ashland, MO

Ashland is a growing town located just south of Columbia, MO offering a prime location for both residents and businesses seeking a balance between small-town living and access to larger economic hubs. With its proximity to Columbia and Jefferson City, Ashland benefits from its connection to major highways and employment centers while maintaining a peaceful, rural atmosphere. The town has seen recent growth in residential development and small businesses, contributing to its expanding economy.

### Growth and Opportunity

Ashland's affordable cost of living and strong sense of community make it an appealing choice for families and businesses alike. The town's focus on infrastructure improvements and economic development, combined with its access to larger markets in central Missouri, positions Ashland well for continued growth and long-term prosperity. Its steady population increase and business-friendly environment make it an attractive option for developers and investors looking for future opportunities.



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