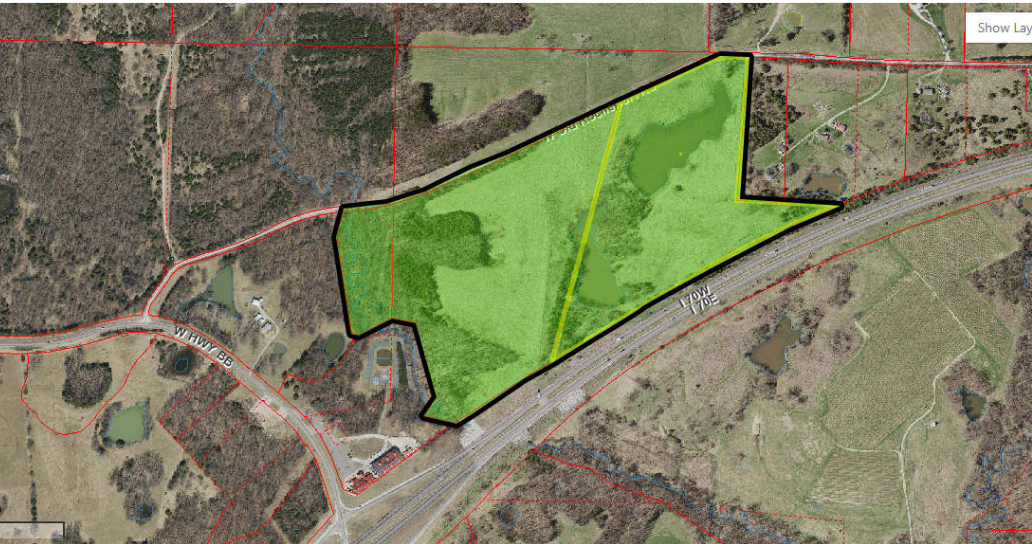


INTERSTATE 70 & OLD ROCHEPORT ROAD

INTERSTATE 70 & OLD ROCHEPORT RD,
ROCHEPORT, MO 65279

MEL ZELENAK

MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131



OFFERING SUMMARY

Sale Price:	\$1,251,340
Lot Size:	65.86 Acres
Price / Acre:	\$19,000
Zoning:	A-2

PROPERTY OVERVIEW

This land is just West of Columbia and offers easy access to Interstate 70.

PROPERTY HIGHLIGHTS

- +/- 65.86 acres of A-2 land just West of Columbia.
- Land offers easy access to Interstate 70.
- Prime location for single family development as site offers private country setting but with easy access to Interstate system and close proximity to Columbia.
- Priced at \$19,000 / acre.

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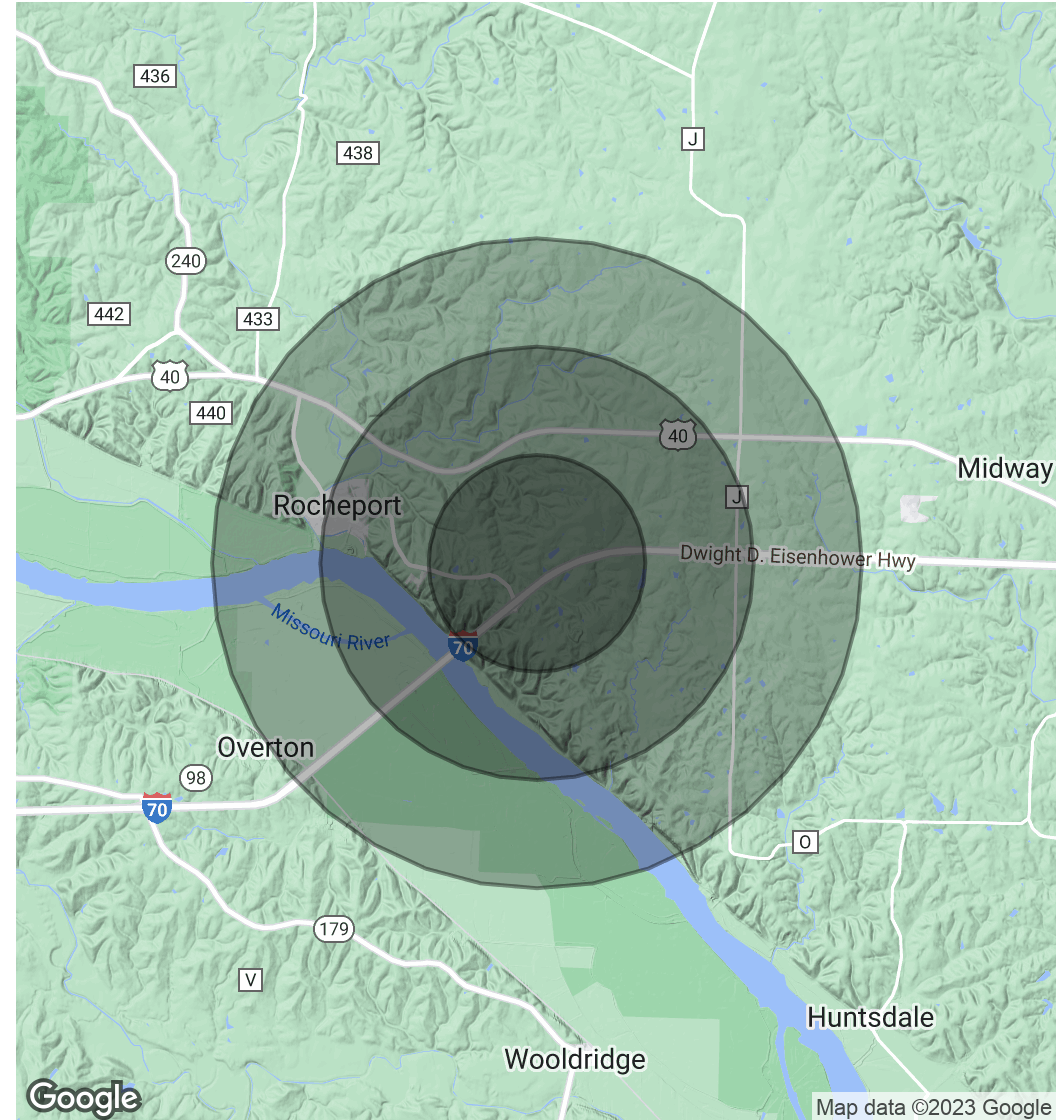
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,357	12,912	26,275
Average Age	43.4	36.6	38.4
Average Age (Male)	42.3	34.1	36.2
Average Age (Female)	43.9	37.8	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,025	5,726	12,269
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$86,083	\$78,085	\$76,312
Average House Value	\$208,880	\$167,770	\$176,812

* Demographic data derived from 2020 ACS - US Census



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