

RANGELINE & BIG BEAR

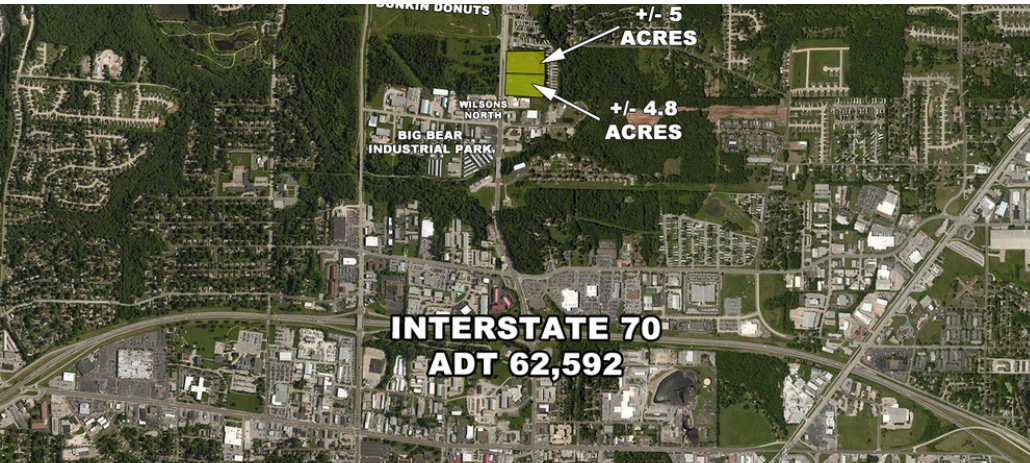
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**INTERSTATE 70**  
**ADT 62,592**

RANGELINE & BIG BEAR, COLUMBIA,  
MO 65202

MEL ZELENAK

MEL@MALYREALTY.COM  
O: 573.443.3200  
C: 573.999.3131



**OFFERING SUMMARY**

Sale Price: \$940,896 - \$1,920,996

Lot Size: 9.8 Acres

Zoning: IG

Price / SF: -

**PROPERTY OVERVIEW**

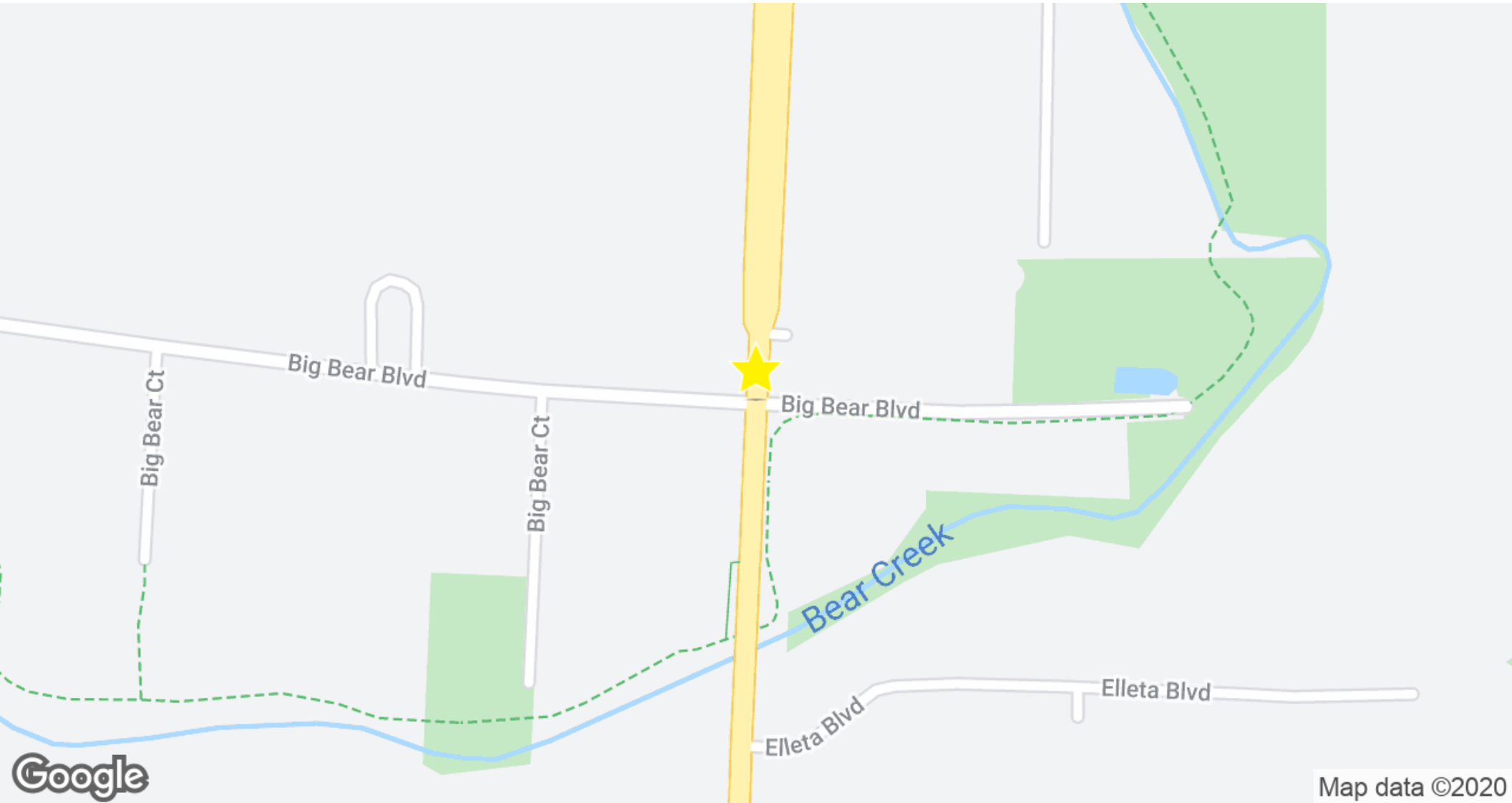
Prime Industrial Tracts located in Northern Columbia, MO  
Close proximity to Highway 70  
Great exposure to Rangeline Rd / Hwy 740

**PROPERTY HIGHLIGHTS**

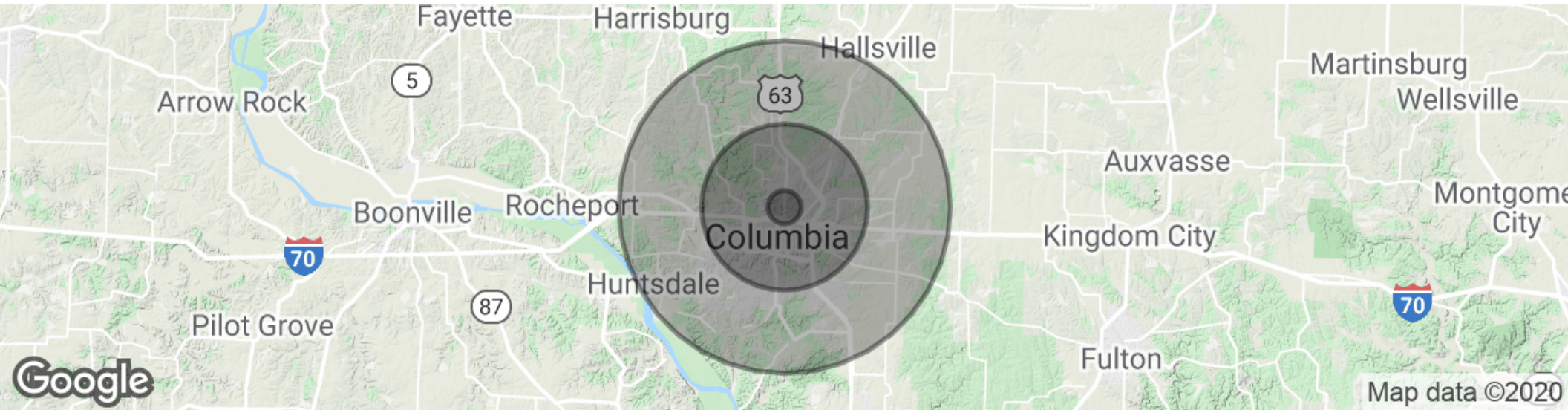
- Tract 1: 4.8 acres = \$940,896
- Tract 2: 5 acres = \$980,100
- PRICE: \$940,896 - \$1,920,996

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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	5,036	104,855	162,500
Median age	29.8	29.9	30.5
Median age (Male)	27.9	29.1	30.3
Median age (Female)	31.2	30.8	30.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,062	42,028	65,309
# of persons per HH	2.4	2.5	2.5
Average HH income	\$50,386	\$53,737	\$59,845
Average house value	\$153,282	\$156,626	\$178,166

*\* Demographic data derived from 2010 US Census*

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