



DISCOVERY



Interstate 70



THE DISTRICT
DOWNTOWN



UNIVERSITY
OF MISSOURI

US Hwy. 63



OLD HAWTHORNE

Providence Rd.

Rolling Hills Rd.

Grindstone Pkwy.

New Haven Rd.

Discovery Pkwy.

Future Extension



10 MILES TO
ASHLAND



US Hwy. 63



COLUMBIA
REGIONAL
AIRPORT

strategically

LOCATED

FOR THE

FUTURE

DISCOVERY

5,600

ARIA 
residents

8 minutes to
MIZZOU

9 MINUTES TO
DOWNTOWN

 MID-MO'S FINEST
entertainment
DISTRICT

over  **200 ACRES**

10 MINUTES TO  **COLUMBIA REGIONAL AIRPORT**

3 **HOTELS** EXISTING & PLANNED


over **500,000** **SQ. FT.**

EXISTING / PLANNED
RETAIL & OFFICE SPACE

COLUMBIA PARKS & REC OUTDOOR RECREATION ZONE

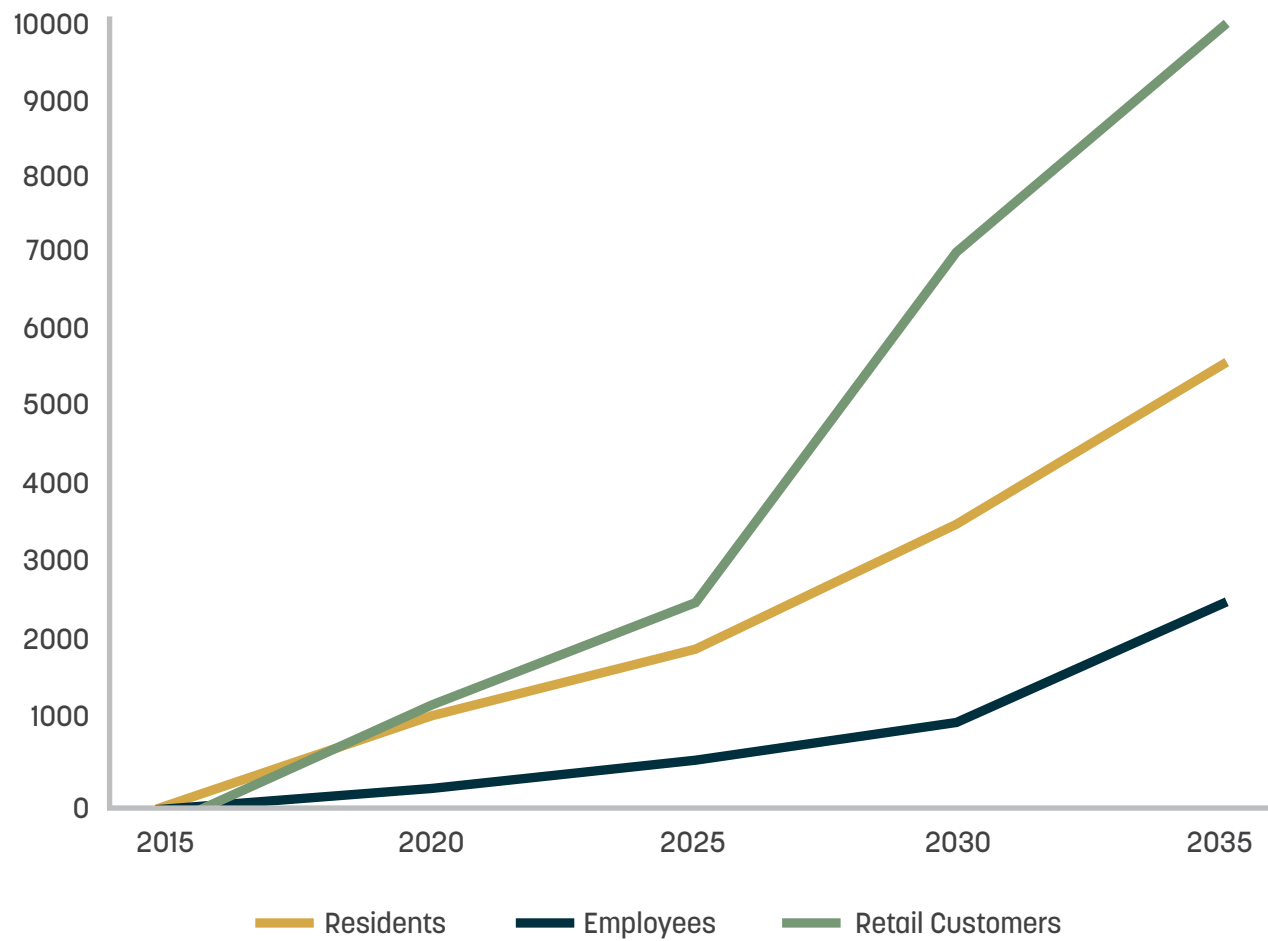
DISCOVERY GROWTH BY YEAR

YEAR	RESIDENTS	EMPLOYEES	RETAIL CUSTOMERS
2015	0	0	0
2020	950	275	1100
2025	1900	550	2500
2030	3500*	930*	7000*
2035	5600*	2500*	10000*

**Denotes estimated values and anticipated growth projections; figures are subject to change.*



DISCOVERY DAILY USERS





CITY PARK

PERRY PHILIPS
LAKE

DISCOVERY

- Residential
- Commercial
- Mixed Use
- Hotel
- Commercial Lots Available

US HWY 63 ADT: 30,000



FATHER TOLTON CATHOLIC
HIGH SCHOOL

An aerial photograph of a modern apartment complex, split vertically. The left half is in deep shadow, while the right half is brightly lit by the warm light of a sunset or sunrise. The sky is a mix of soft pinks, oranges, and blues. The apartment buildings are multi-story with brick and wood siding, and blue roofs. In the foreground, a calm lake reflects the sky and the buildings. A paved path runs along the edge of the lake, where a person is walking a small black dog. The overall mood is peaceful and scenic.

aria
APARTMENTS



LUXURY LIVING ENDLESS ENTERTAINMENT

Columbia's most desirable non-student apartment complex was built with healthy living in mind. Discover modern luxury, resort-style amenities, and soak in breathtaking scenery that surrounds our community.

it's all right here

Studio, 1, 2 & 3 Bedroom Units . Luxurious & Modern Finishes . Lake Views & Trail
Direct Access Garages . Fully-Equipped Gym . 2 Pools & Hot Tub . Fire Pit . Dog Park
Pet Friendly . Resident Events . Steps away from The Kitchen and Park Restaurant & Bar

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restaurant & bar

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SIMPLY DELICIOUS

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The
KITCHENSM
GRILL & GAMES



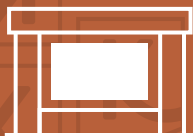
10 PICKLEBALL
COURTS



RESTAURANT
& 4 BARS



YARD GAMES
& GAME ROOM



30FT SCREEN
TV & STAGE



SEASONAL
ICE SKATING



PRIVATE
EVENTS

THEKITCHEN.FUN . f i g s y
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PLAY!





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