

ADDRESS	Route B & E. Highway HH (Settler's Ridge LT 171) Columbia, MO
PROPERTY TYPE	Land / Multiple Offerings
SALE PRICE	See Details
LAND	2.01 acres
ZONING	CG-P

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DETAILS

- Commercial lot(s) located in a growing part of Columbia at the intersection of Route B and Highway HH
- Lot is currently platted as a single 2.01 acre lot, but owner will consider sale of smaller lot(s) subject to replatting with **Boone County**
- Pricing is \$150,000 \$250,000 per acre depending on purchase of entire lot vs. a smaller portion (seller prefers division no less than 1 acre)
- The subject parcel is the corner lot at a high traffic area, corner of Route B/Paris Rd. and Highway HH at the entry of Settler's Ridge subdivision
- · Directly across the street from a well-maintained, high volume fuel/convenience store
- · County commercial zoning allows for a variety of different uses