

# 4250 N. HIGHWAY 763 AT SMILEY LN. (10 ACRES)



## ADDRESS

4250 N. Highway 763 at  
Smiley Ln.  
(10 acres)  
Columbia, MO

## PROPERTY TYPE

Industrial / Land / Investment

## SALE PRICE

See Details

## LAND

10.00 acres

## ZONING

M-L

## DETAILS

- Property is located at a major intersection in north Columbia - Highway 763 and Smiley Ln.
- Area is densely populated with high traffic counts
- Immediately surrounded by commercial/retail activity, and a major employment/industrial park to the north
- Currently, property has county light industrial zoning with city of Columbia sewer service, which allows for a variety of uses/occupancies
- Total of 26+ acres, but Seller will consider dividing the property into smaller lots depending on size, configuration, and intended occupancy
- Pricing of the smaller lots will be determined based on the buyer's preferred portion of the overall parcel
- Site has topography conducive to development

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