

**1101 E. NIFONG
(NIFONG
& STATE FARM PARKWAY - 1 ACRE)**



ADDRESS

1101 E. Nifong
(Nifong
& State Farm Parkway - 1
acre)
Columbia, MO

PROPERTY TYPE

Office / Retail / Land

SALE PRICE

\$1,400,000

LAND

1.00 acres

ZONING

M-C

DETAILS

- New mixed-use commercial development coming to one of the busiest intersections in south Columbia
- 1 to 5 acre parcels available at the southeast corner of Grindstone/Nifong & State Farm Parkway, across from Kohls & Walmart shopping centers, in a regional shopping destination
- The subject location is a 1 acre pad site along Grindstone Blvd listed for \$1,400,000
- Property has the highest commercial zoning designation (M-C), allowing for a broad spectrum of occupancies/developments
- Developer will consider sale to office-retail-restaurant occupancies
- Traffic counts on the corner exceeding 36,000 vehicles per day
- Sale is subject to development conditions/requirements; contact the listing office for details and to schedule any tours
- Site to be delivered 'pad ready' for immediate construction

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