

**ROUTE B
& E. HIGHWAY HH
(SETTLER'S RIDGE LT 170)**



ADDRESS

Route B
& E. Highway HH
(Settler's Ridge Lt 170)
Columbia, MO

PROPERTY TYPE

Land / Multiple Offerings

SALE PRICE

See Details

LAND

1.71 acres

ZONING

CG-P

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 1.71 acre lot, but owner will consider sale of smaller lot(s) subject to replatting with Boone County
- Pricing is \$100,000 - \$200,000 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 Highway HH & Settler's Ridge Dr 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, and can be developed for residential uses also

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive
Columbia, MO 65203
(573) 445-1020

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