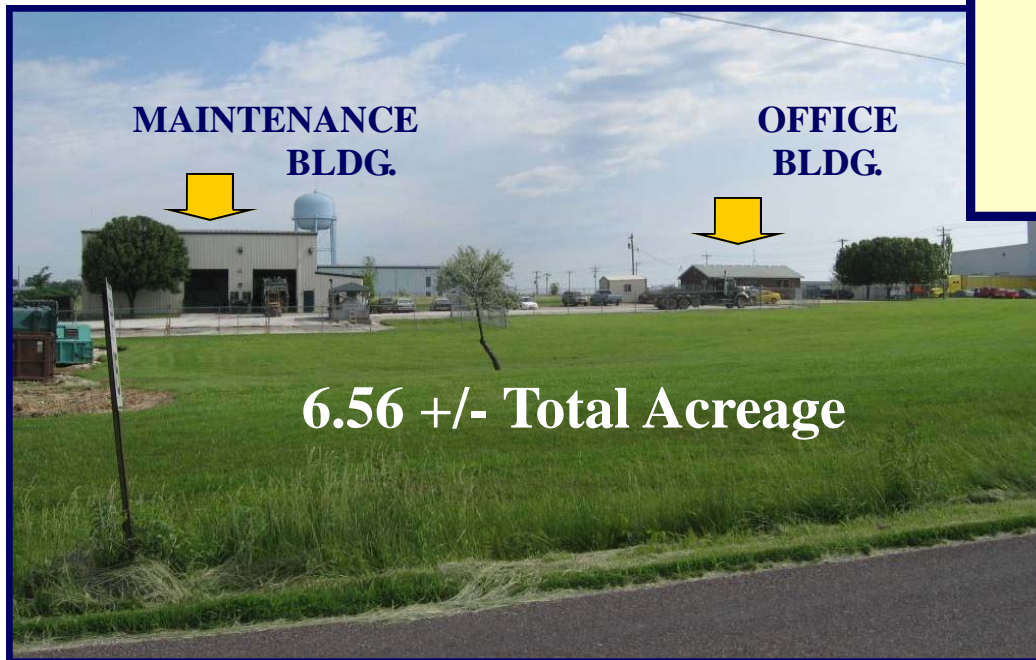
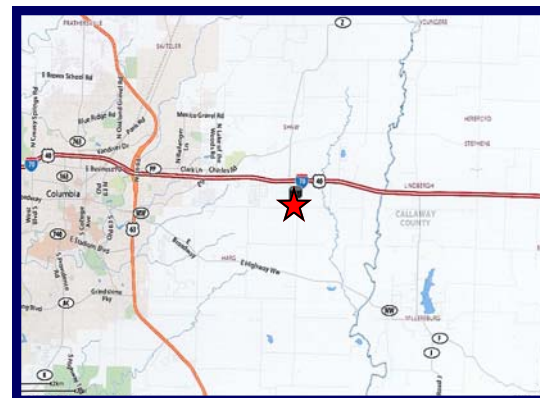


51 Rangeline Road COLUMBIA, MO 65201



**FOR SALE
\$725,000**

- ◆ **6.5 +/- Acres of land including a 1,120 SF office and a 3,600 SF maintenance building**
- ◆ **Home to University of Missouri**
- ◆ **Regional Drawing/Strong Economy**
- ◆ **High Growth Community!**
- ◆ **Easy access to all of Columbia, MO area via Hwy. Z, I-70 Interchange**
- ◆ **125 miles to St. Louis , 125 Miles to Kansas City**
- ◆ **Zoned M-L Light Industrial (Boone County)**



DEMOGRAPHICS			
	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population			
Household	5,323	17,035	119,733
Income (Avg)	\$80,145	\$68,217	\$61,694

**TRAFFIC COUNT
41,155 MODOT @ I-70 and Hwy. Z**

For more information please contact
JOHN HANCOCK
573.443.3200
573.489.5201 cell



For more information please contact
DAVID WRIGHT
314.652.7000 x 109
314.422.1689 cell



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