

3 Commercial Corners at the Fairgrounds – US 63 Exit



Lange Middle School is in the upper left (altered streets in photo).



Photo altered to reflect complete street design.



Hundreds of homes are located south and west of the interchange.

Reconstruction of the intersection of Brown School Road, Roger Wilson Drive, and Oakland Gravel Road creates easy access and high visibility in Columbia, Missouri's booming north side.

Approximately 16,000 cars a day pass the sites on US 63. Newly constructed Range Line (Old 63) is just 1 mile west on a new stretch of Brown School Rd.

- Zoned C-3: Highway Business
- All utilities accessible at site.
- 17.70 total acres (771,012 Sq.Ft)
- SW corner tract = 3.37 acres
- NE corner tract = 2.39 acres
- NW corner/linear tract = 11.86 acres
- Easy on/off ramp design
- Future signalized intersection
- Adjacent fairgrounds site may be converted to a multi-purpose recreation venue or park.
- The site is 3.2 miles north of I-70 and 2 miles north of the Bass Pro Shop and Menard's.
- 2006 Traffic Counts on US 63: 17,000 vehicles a day.
- Ideal site for a C-Store, Bank branch, restaurant, or other retail/service facility.

For more information, contact:
(Broker/Owner)

VIRTUAL REALTY

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