



Lange Middle School is in the upper left.



Travelers enjoy easy on/off access at the 63-Fairgrounds interchange.



Sites **bordered in blue**

# Three C3 Corners at the Fairgrounds - US 63 Exit

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

In addition to the annual County Fair, the Fairgrounds hosts many other year-round events. It is also the site of a major RV facility and sits adjacent to a developing 80 acre baseball park. Two of ten proposed diamonds are already open there.

• SW corner tract =	3.37 acres
• NE corner tract =	2.39 acres
• NW frontage =	11.86 acres
• Total of Tracts =	17.62 acres

- Zoned C-3: Highway Business
- Located in City limits
- SW & NW tracts may be divided
- All utilities accessible at site
- Easy on/off ramp design
- The site is 3.2 miles north of I-70 and 2 miles north of the Bass Pro Shop and Menard's.
- 22,000 daily vehicles just south of 63 interchange (2009)
- Ideal for a C-Store, Bank branch, drug store, restaurant, or other retail/service facility.

For more information, contact:  
(Broker/Owner)

## VIRTUAL REALTY

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