

FOR SALE

LOT 2A - US HWY 54 & I-70

LOT 2A GOLD AVE
KINGDOM CITY, MO 65262



LOT 2A - US HWY 54 & I-70

STRATEGIC HIGHWAY-ORIENTED COMMERCIAL SITE

LOCATION: Lot 2A Gold Ave, Kingdom City, MO 65262

SITE SIZE: 2.18 ACRES

ZONING: Commercial [Retail, Industrial, Lodging, Office]

PROPERTY HIGHLIGHTS:

- Located immediately south of the I-70 & US 54 Interchange in Kingdom City, MO with excellent HWY 54 visibility. Approximately 20 miles east of Columbia with direct regional highway connectivity.
- Development Ready Vacant Land. Commercial potential includes retail, industrial, office, service, lodging hospitality and other travel-oriented uses. The site features an existing income producing ground leased billboard.
- Convenient Access to US HWY 54 (~30,000 AADT) & I-70 (~50,000 AADT). US HWY 54 provides a primary north/south Mid-Missouri corridor & thoroughfare to Jefferson City and Lake of the Ozarks.
- Adjacent to Highway-oriented commercial development with travel services, hotels, fuel, and restaurants.

SALE PRICE: \$280,000.00



573.875.5151

broker@silvertreeco.com

www.silvertreerealtyco.com



SilverTree
REALTY