

ABSOLUTE ONLINE COMMERCIAL REAL ESTATE AUCTION



Opening Bid: \$495,000*

Online Bidding Opens at 10:00am, May 8, 2023

and Closes at 10:00am, May 22, 2023*

1020 El Chaparral, Columbia, MO

- 4.64 +/- parcel zoned primarily C-G (4.29 acres) with 0.35 acres zoned R-S, all located in Boone County.
- Existing 7,228 +/- square foot building (approximately 3614 square feet up and down).
- Quality brick and frame, accessible building with large open areas, offices, storage and restrooms on both floors.
- 70 + car asphalt parking lot with lighting.
- Traffic count approximately 7,000-9,000 CPD.
- Large residential neighborhoods to the East and shopping, dining, and medical facilities in the area.
- Easy access to US Highway 63 and Interstate 70.
- Go to www.brokersandauctioneers.com for complete information, terms and conditions and bidding procedures. *A 10% Buyers Premium will be applied to the final bid price.



SITE DESCRIPTION

(Information taken directly from recent appraisal)

SITE SIZE: 4.64 Acres

CONFIGURATION: Generally rectangular

TOPOGRAPHY/DRAINAGE: Gently sloping to the south and east

FLOOD PLAIN: None

FRONTAGE/STREET TYPE: The site has 380 feet of frontage along Highway WW, which is a two-lane road that is a primary road from Highway 63 and central Columbia to east Columbia neighborhoods. The site also has 510 feet of frontage to El Chaparral Ave., which is one of two entrances to the El Chaparral neighborhood.

ACCESS: The site is accessible from El Chaparral via a paved drive

VISIBILITY/EXPOSURE: The site has good visibility and exposure from Highway WW

TRAFFIC COUNT: Highway WW has an average daily traffic count of 9,642

EASEMENTS/ENCUMBRANCES: None known to be adverse

SUBDIVISION RESTRICTIONS: None known

ENCROACHMENTS: None known

UTILITIES: Electric: Boone Electric (573-449-4181) Engineering Department Contact - Susan Ausfahl – **Sewer:** Boone County Regional Sewer District (573-443-2774) Contact Meg or Virgil – **Gas:** Ameren Missouri (866-992-6619) Construction & Engineering – **Water:** PWS#9 (573-474-9521) Contact-Tessa or Roger is the District Manager – **Permit Requests:** Boone County Resource Management (573-886-4330)

IMPROVEMENT DESCRIPTION

DESIGN: One story facility with walkout basement

CONSTRUCTION QUALITY: Average, with a concrete foundation, wood frame, brick elevations, and asphalt shingle roof

ACTUAL AGE: 42 years

EFFECTIVE AGE: 15 years

BUILDING AREA: Main Floor Area: 3,614 square feet - Basement Area: 3,614 square feet - Gross Area: 7,228 square feet

EXTERIOR WALLS: Brick

WINDOWS: Double hung and fixed pane

FLOOR DESIGN/STRUCTURE: Poured concrete slab on grade, with wood flooring over a wood substructure on the upper floor

ROOF STRUCTURE: Wood frame

ROOF COVER: Asphalt shingle

CEILING HEIGHT: 8 feet

INTERIOR CONDITION: Average

SPRINKLER SYSTEM: None

INSULATION: Assumed adequate

HVAC: Forced air heating and air conditioning throughout

LIGHTING: Fluorescent and incandescent fixtures

ELEVATORS: None; a chair lift is installed on the staircase

PARKING AREA: 0.66 Acre approx. Paved and striped

LANDSCAPING: Average with a garden at the west elevation and grass and shrubs around the building and supporting site improvements

DRAINAGE/RETENTION: No atypical water retention was noted during the observation of the property.

DEFERRED MAINTENANCE: None considered atypical for this quality and age of structure

AREA DATA

COLUMBIA, MO

The City of Columbia is located in central Missouri at the intersection of Interstate Highway 70 and U.S. Highway 63. Columbia is midway between St. Louis and Kansas City, being approximately 125 miles from the center of each metropolitan area. Jefferson City, the state capital, is located 33 miles to the south of Columbia.

Overall, Columbia is a prosperous community and an appealing place to live. The city's economic success is indirectly supported by its exceptionally high quality of life. There are a wide variety of cultural, social and recreational opportunities available to visitors and residents.

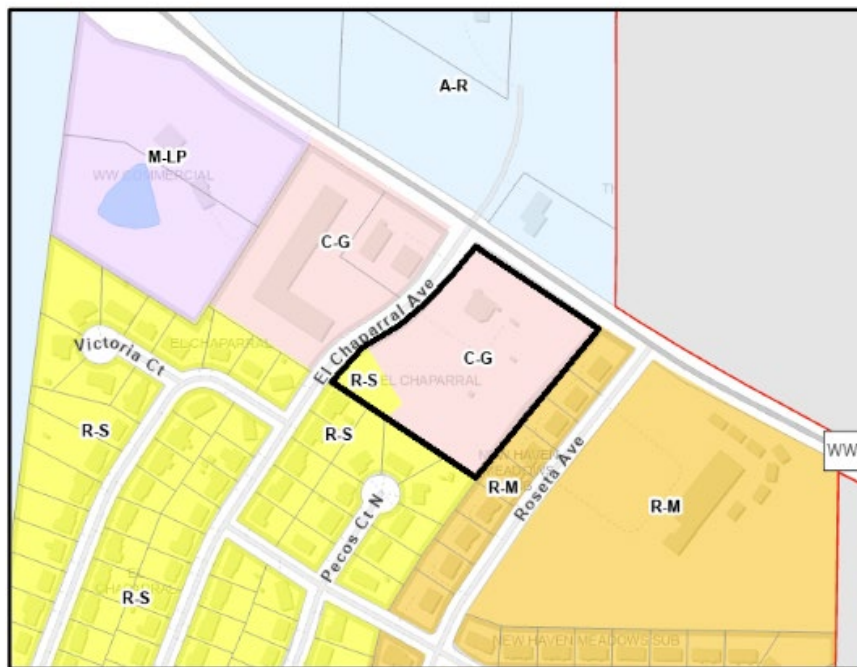
The economy of Columbia is generally stable due to the diversity of industries, which comprise the base. The government sector is large, and these jobs are generally affected less by business cycles than manufacturing and retail sectors. The medical and insurance industries are also reasonably stable. The stability of these industries filters into other businesses and job sectors, and the real estate market in general.

In the future, additional population growth is expected as new job opportunities develop. Columbia's strategic location, economic stability, quality of life, and non-union orientation will continue to attract new employers over the long term.

ZONING

The subject property is zoned C-G & R-S as described by Boone County. Only the far southwest 0.35 acres is zoned R-S as shown outlined in black in the following map. Permitted uses within the C-G zoning district primarily include most retail, office, and sales/service uses as well as agricultural and hotel uses. Permitted uses within the R-S district includes residential uses, golf courses, and agricultural uses.

ZONING MAP



Please note that the southwest corner is zoned R-S.

NEIGHBORHOOD DESCRIPTION

The subject is near the eastern limits of the City of Columbia.

The property is located at the primary entrance to the El Chaparral neighborhood. This neighborhood includes about 400 single family homes built in the 1970s and 1980s. This neighborhood is outside of the city limits of Columbia. Approximately 2,000 acres in the immediate vicinity of the subject property have been annexed into the city of Columbia since 2004, including land to the north, south, east and west. This acreage extends east about three miles from Highway 63 along Grindstone Creek and includes land along both sides of Highway WW. As part of the annexation, public sewer was extended through the creek valley, providing increased development potential for thousands of acres.

The Community of Old Hawthorne includes approximately 1,000 residential units of varying styles from stacked condos to single family homes on estate type lots. The development surrounds an Arthur Schaupeter-designed 18-hole championship golf course and country club. In addition to the golf course, there are practice facilities, a golf shop, clubhouse, fitness facility, outdoor pool, and golf cart storage facility. The golf facilities were completed in 2007. The University of Missouri completed their new golf facility in 2013 within the development.

The Vineyards, which is an approximate 344 acre site, is another newer single-family residential subdivision that was developed/annexed into the Columbia city limits. This development is centered around a substantial green belt and includes a clubhouse and swimming pool. The northwest end of this development has recently been developed with residential lots and home construction has begun in this part of the subdivision. This area is accessed by Elk Park Drive and is near the subject.

A \$22 million elementary school opened in 2018 within the Vineyards subdivision. The school has a capacity of 650 students. This school replaced the Cedar Ridge Elementary School near the subject. Additional land is planned for platting within the Vineyards. A new Breaktime Convenience Store was recently constructed at the corner of Highway WW and Elk Park Drive, just east of the subject. A fraternal building utilized as an Elks Lodge is adjacent to the east of the new c-store.

The Brooks is another newer single-family subdivision that was recently developed on the west side of Rolling Hills Road, north of Route WW. This subdivision is located just west of Old Hawthorne. Approximately 160 acres on the north side of Route WW east of the subject were purchased in 2017 and have since been annexed into the city of Columbia as Plat 2 of The Brooks. A street entering the subdivision is located directly across from Elk Park Drive. A traffic signal was installed at this intersection several years ago and was recently activated.

The preferred Stadium Boulevard easterly extension extends from the current terminus of Stadium Boulevard to I-70 at the St. Charles Road interchange. This extension will increase accessibility to and from the subject neighborhood, which should have a positive effect on the appeal of this area. The location of the future Highway WW and Stadium interchange would be west of the subject which could create a superior commercial location.

POPULATION AND WORK FORCE

The US Census Bureau estimated population in 2021 at 126,853 for the City of Columbia and 185,840 for Boone County. The Columbia population showed an increase of 17% from the 2010 Census estimate of 108,500. The population of Boone County increased 14.3% from the 2010 census of 162,642 for the county. The county population census for Boone County in 2020 was 183,610 persons.

EMPLOYMENT AND ECONOMY

The unemployment rate in Columbia is consistently lower than state and national rates due to the diverse economic base of the area. The largest employment sectors in the Columbia MSA are education, services, government, and retail trade. The education sector includes the University of Missouri, Columbia's largest employer. The service sector includes a large healthcare and insurance component.

HEALTH SERVICES

With six major hospitals and approximately 1,528 hospital beds, Columbia has hospital facilities capable of serving a regional population of 450,000. The employed labor force working in medically related occupations includes over 1,000 doctors specializing in every medical field and over 2,200 registered nurses and over 660 licensed practical nurses.

EDUCATION

Education is Columbia's largest and most important employment sectors. Education accounts for a majority of the jobs in Columbia. The education system includes: one university, two liberal-arts colleges, trade schools, satellite locations of other colleges, the public school system, parochial schools, and private schools.

Note: All the above information was extracted from a recent appraisal by a well-respected and professional Columbia appraisal firm. All statements above are assumed to be accurate but Central States Brokers & Auctioneers nor the associates or employees of either of these firms assumes any liability for the accuracy thereof. The property is being sold on an as-is, where-is basis, subject to all faults. Interested bidders are advised to do their own due diligence and verify pertinent facts independently.