

± 9.18 Acres
\$1,250,000

Village at Sandhill



Walmart

SITE



Your paragraph text

Rice Creek Village



Hard Scrabble Road | 26,000 VPD

Hard Scrabble Road & Rice Meadow Way

Columbia, South Carolina 29229

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PROPERTY SUMMARY



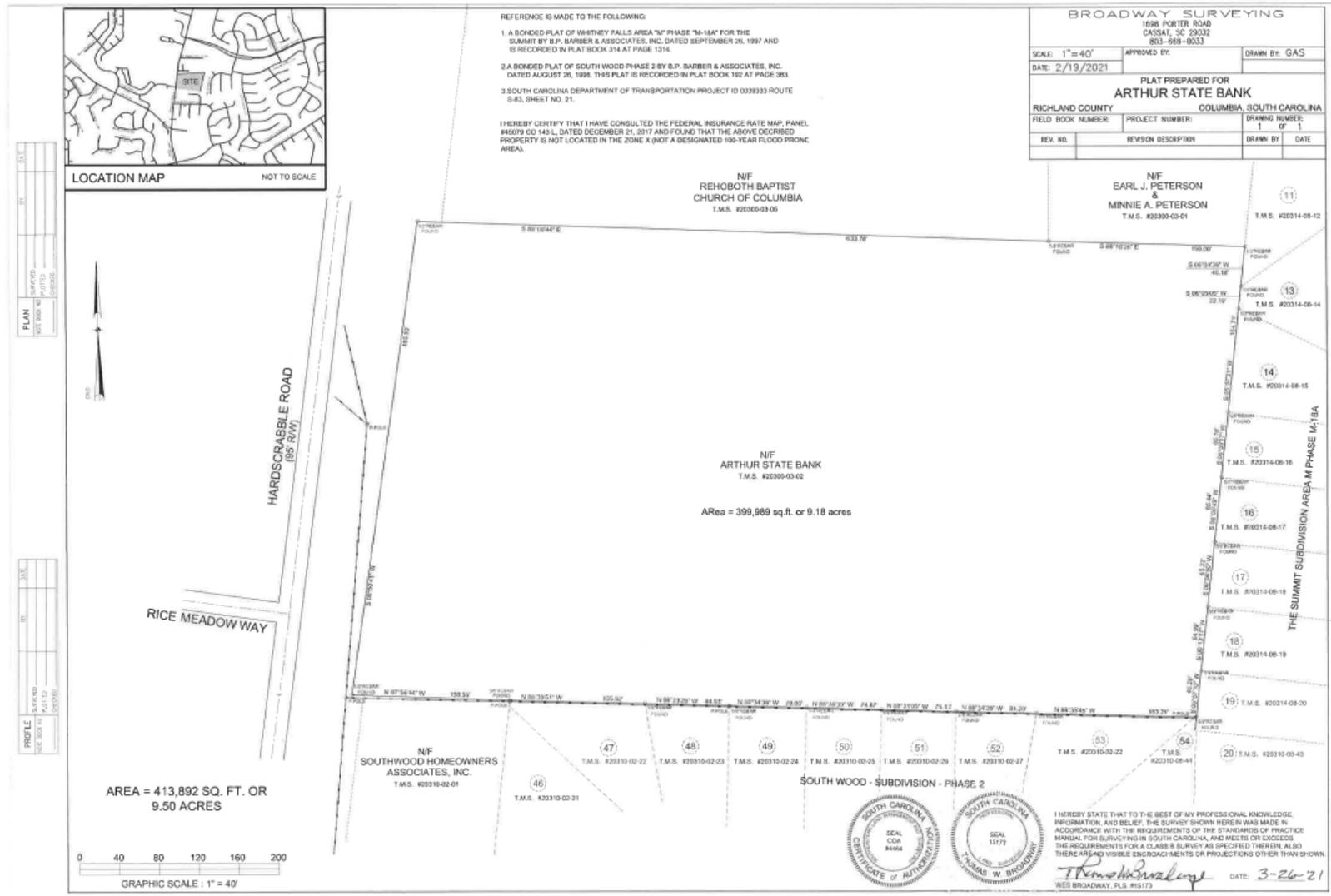
Property Highlights

- ±9.18 Acres of undeveloped land in Northeast Columbia, SC
- 26,000 VPD on Hard Scrabble Road
- ±480 Feet of Road Frontage
- Prime for multi-family, retail, or office development
- Zoned RU
- Minimal Topography
- Price \$1,250,000

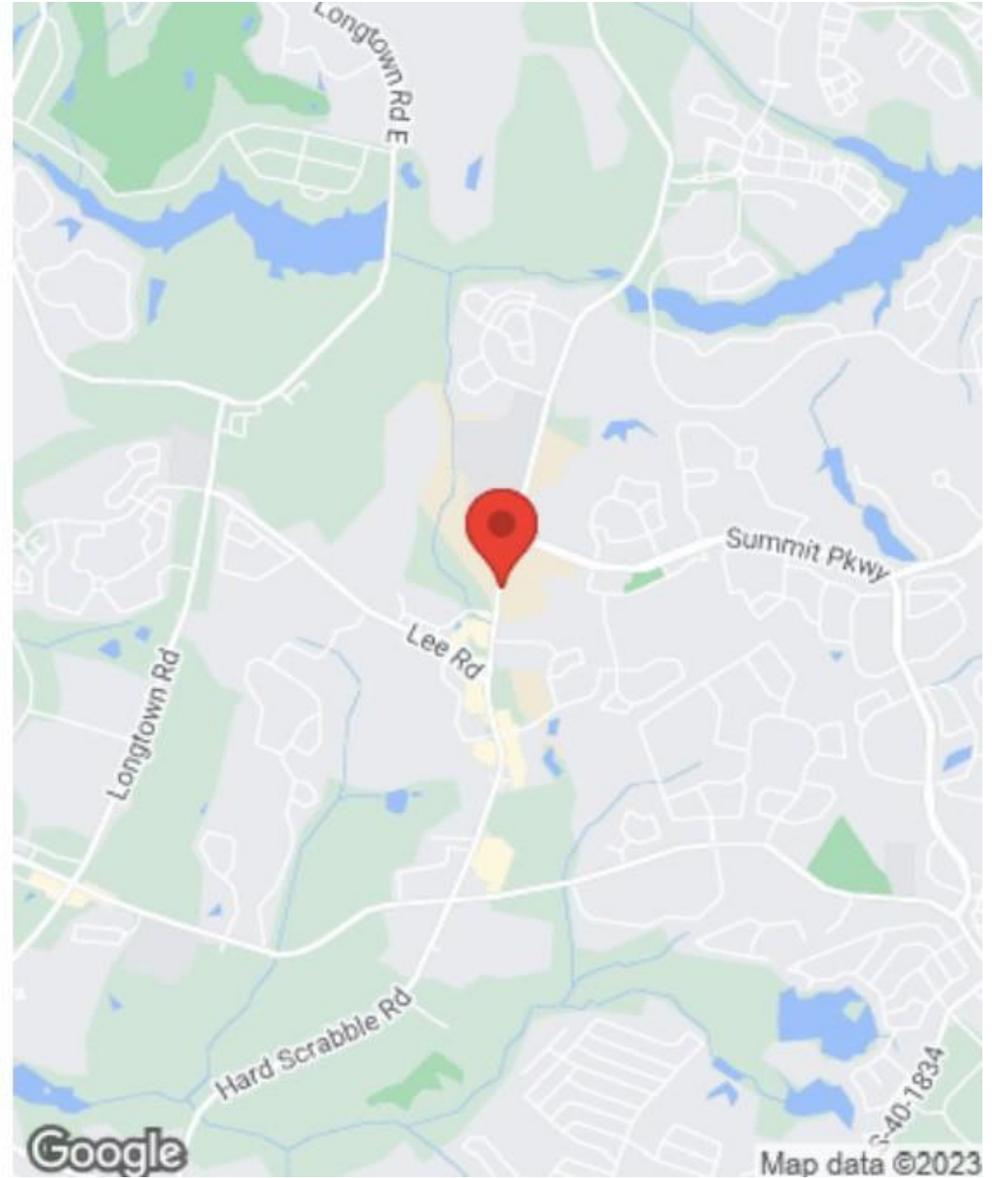
PROPERTY PHOTOS



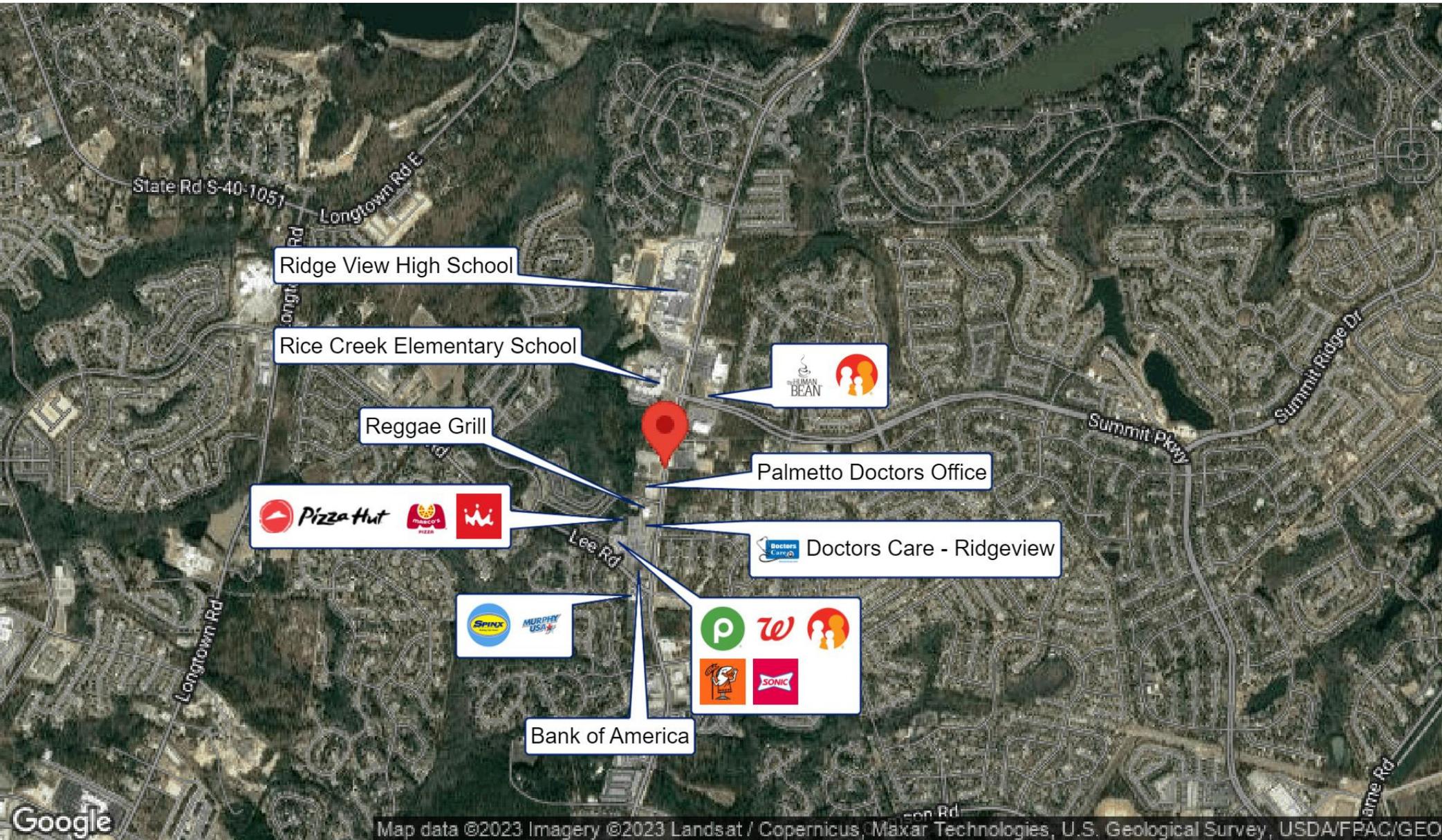
PLAT



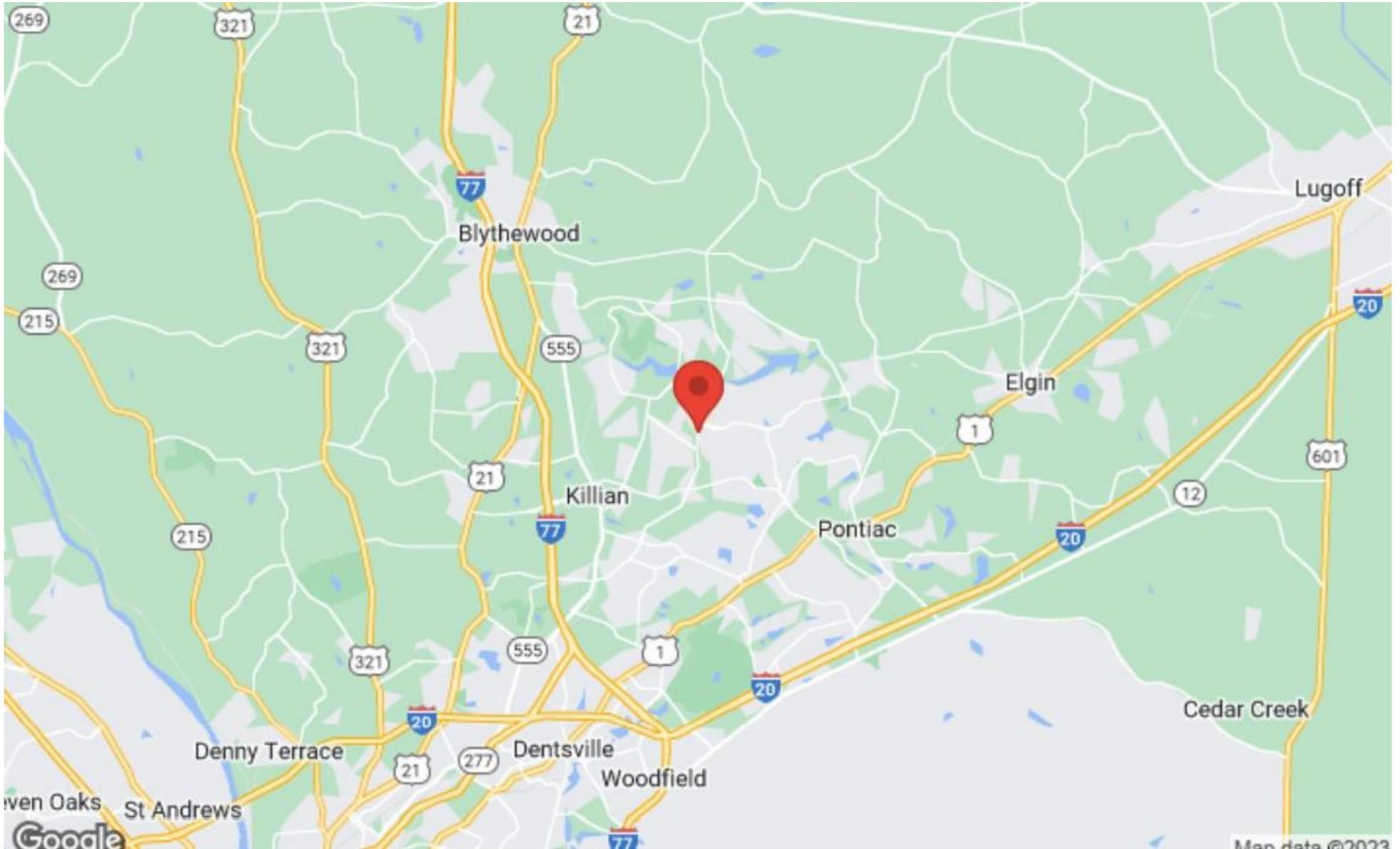
LOCATION MAPS



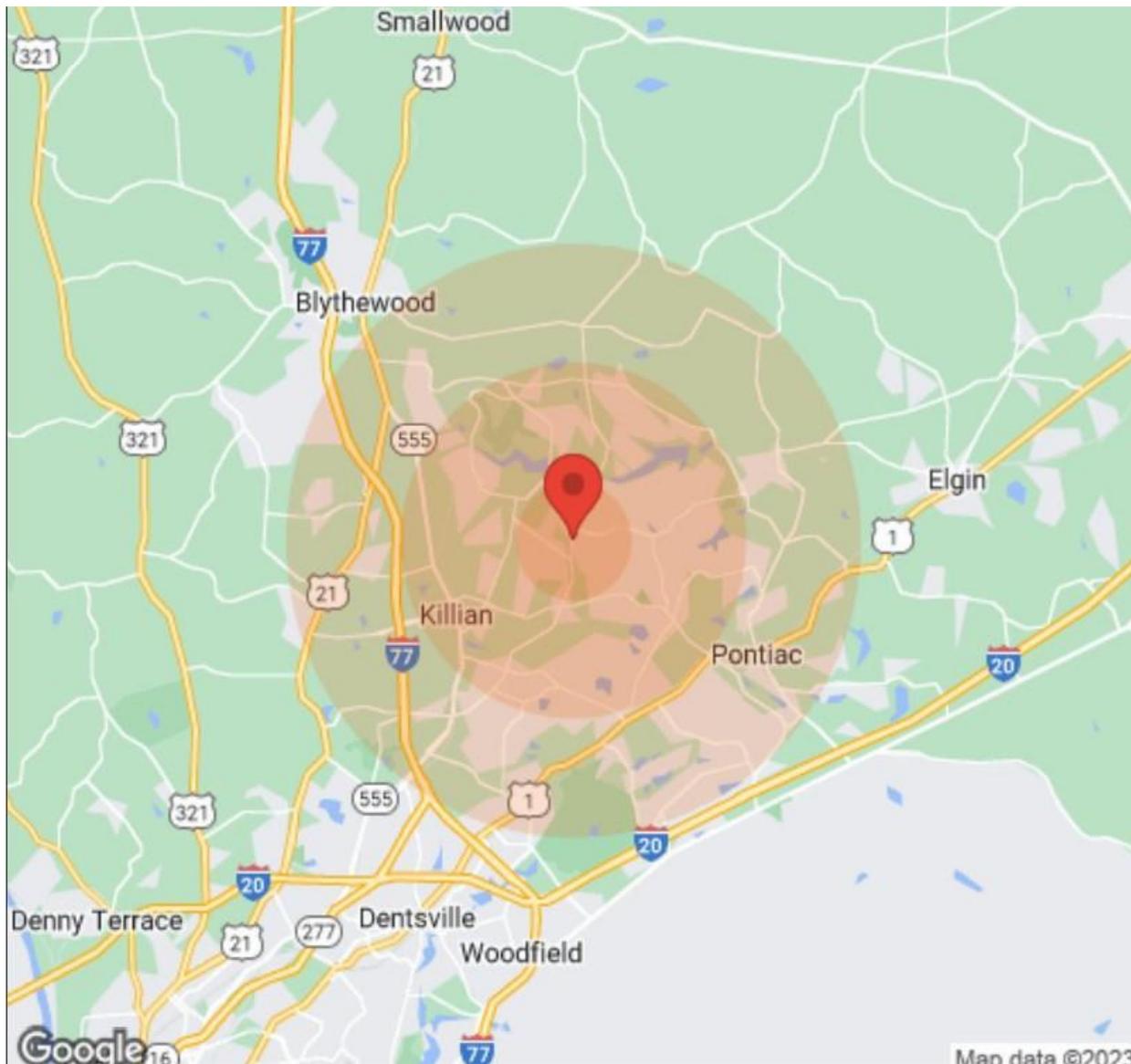
POINTS OF INTEREST



REGIONAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,219	31,129	48,123
Female	3,386	31,330	50,905
Total Population	6,605	62,459	99,028

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,609	14,157	21,524
Ages 15-24	1,140	10,603	15,998
Ages 55-64	672	7,647	12,516
Ages 65+	371	7,966	13,570

Income	1 Mile	3 Miles	5 Miles
Median	\$60,517	\$64,967	\$64,413
< \$15,000	59	941	1,972
\$15,000-\$24,999	136	1,048	2,253
\$25,000-\$34,999	187	1,674	3,465
\$35,000-\$49,999	457	3,353	4,915
\$50,000-\$74,999	599	5,182	8,005
\$75,000-\$99,999	431	3,523	5,821
\$10,000-\$149,999	273	3,886	6,184
\$150,000-\$199,999	79	1,723	2,507
> \$200,000	36	701	1,209

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,083	21,932	37,445
Occupied	1,976	20,654	35,025
Owner Occupied	1,679	17,294	27,634
Renter Occupied	297	3,360	7,391
Vacant	107	1,278	2,420

DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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