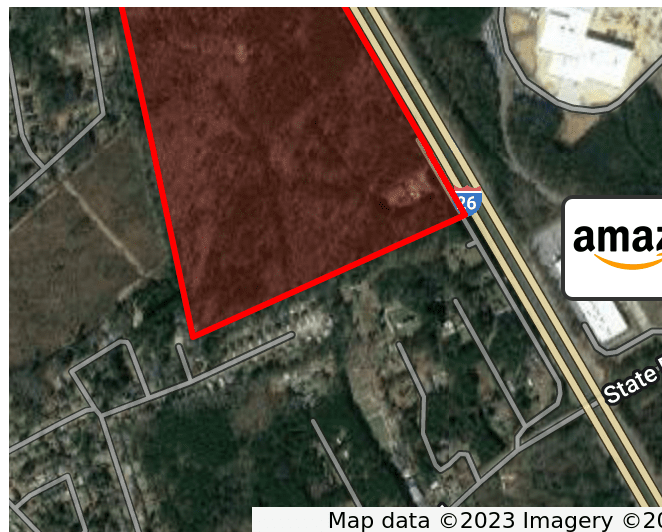
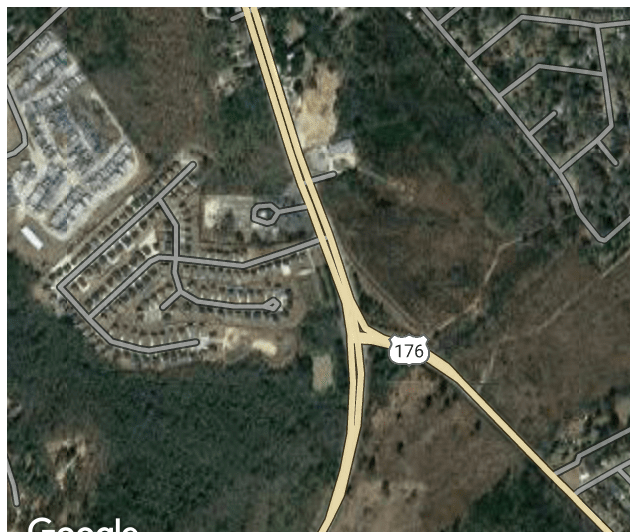


# I-26 DEVELOPMENT OPPORTUNITY

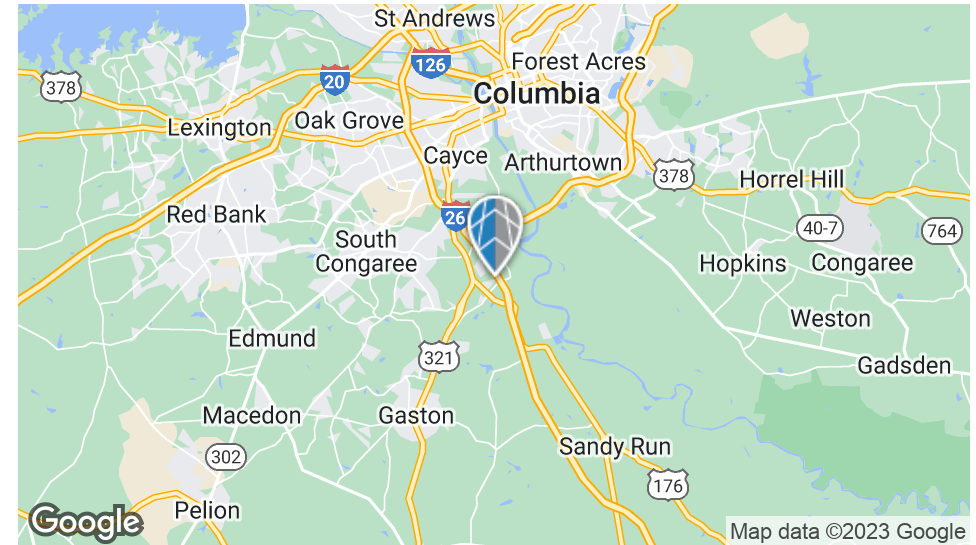
LAND FOR SALE | 227 Super Drive, West Columbia, SC 29172



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## PROPERTY SUMMARY

|                    |  |
|--------------------|--|
| <b>Sale Price:</b> | \$8,550,000                                  |
| <b>Lot Size:</b>   | 113.87 Acres                                 |
| <b>Zoning:</b>     | Lexington County RD, Restrictive Development |

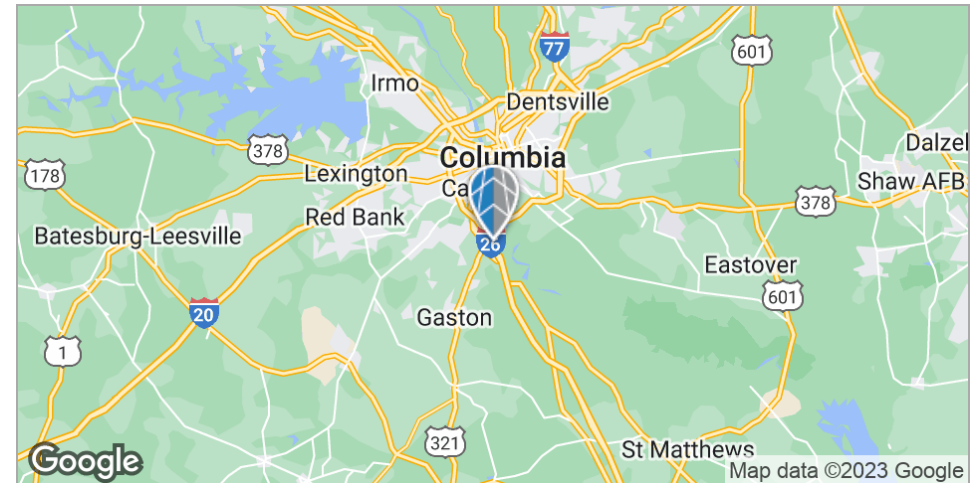
## PROPERTY OVERVIEW

Development opportunity with excellent frontage to I-26. The 113+ acres of land are located adjacent to the SC State Farmers Market and directly across I-26 from Nephron Pharmaceuticals and Amazon.

## PROPERTY HIGHLIGHTS

- +/- 3,600 feet of road frontage to I-26
- 2022 Traffic Count (I-26): 69,100 VPD
- Close access to I-26 (+/- 2 miles from Exit 119)
- Flat Topography
- Located within an "Opportunity Zone": Opportunity Zone program provides federal tax reductions for taxpayers who invest unrealized capital gains into specialized "Opportunity Funds" which then make an investment in designated "Opportunity Zones."





| POPULATION          | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| TOTAL POPULATION    | 1,028    | 9,143     | 28,092    |
| MEDIAN AGE          | 33.1     | 39.0      | 39.3      |
| MEDIAN AGE (MALE)   | 31.6     | 40.0      | 38.9      |
| MEDIAN AGE (FEMALE) | 34.2     | 37.9      | 40.1      |
| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 386      | 3,807     | 12,500    |
| # OF PERSONS PER HH | 2.7      | 2.4       | 2.2       |
| AVERAGE HH INCOME   | \$44,521 | \$50,200  | \$50,551  |
| AVERAGE HOUSE VALUE | \$90,604 | \$122,897 | \$119,093 |

#### LOCATION DESCRIPTION

Downtown Columbia, SC - 10 Miles  
 Columbia Metropolitan Airport - 10 Miles  
 Charlotte, NC - 105 Miles  
 Charleston, SC - 106 Miles  
 Greenville, SC - 112 Miles  
 Atlanta, GA - 217 Miles  
 Interstate 26 - 2 Miles  
 Interstate 77 - 4 Miles  
 Interstate 20 - 14 Miles  
 Interstate 95 - 55 Miles