

DEVELOPMENT SITE FOR SALE



3.5+/- Acres for Sale- Broad River Rd.

Irmo, South Carolina



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PRESENTED BY

James C. Harrison, III, CCIM
Senior Investment Broker
803 834.7014 Ext. 101 (o)
803 331.8088 (c)
jharrison@cypresscommercial.com

ADDRESS

Cypress Commercial
& Investment Real Estate
3101 Devine Street
Columbia, SC 29205

cypresscommercial.com

Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Property Overview

HIGHLIGHTS

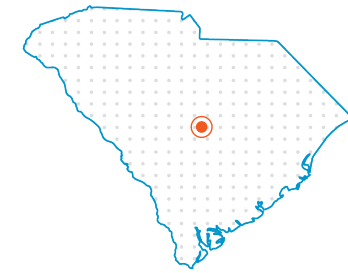
- Prime Retail Development Located in Booming NW Columbia Submarket Ballentine/Irmo/Lake Murray
- Perfect for a Developer or Owner/User
- Excellent Frontage on Broad River Rd. w/ 325 +/- ft
- Area has Limited General Commercial Land Availability and Low Vacancy
- Easily Buildable Site with Gentle Slope
- Developer could subdivide into multiple parcels if needed
- Close proximity to Irmo, Chapin & I-26
- Top Growth Market in Columbia with Major Residential Growth
- Broad River is Deemed to be a 4-Lane Road
- High Traffic: Broad River Rd.- 22,100 VPD

Sales Summary

PURCHASE PRICE

\$1,250,000

Property Highlights



PROPERTY	3.5+/- Acres of Land
LOCATION	Broad River Rd., Irmo, SC
COUNTY	Richland
ZONING	General Commercial
UTILITIES	Sewer- Richland County- nearby Water- 24" main- across road Electric- Dominion Energy

INFORMATION

High traffic development site in NW Columbia, SC. Surrounded by National Credit Retail- Wal-mart, Aldi (new), Starbucks (new), Tractor Supply, Chick-fil-A, Sonic, Freddy's, Arby's, AT&T, Dunkin Donuts, Popeyes Chicken, Taco Bell and many more. Brand new Safe Federal Credit Union under construction next door. Perfect site for retail with road being expanded to 4- lanes.



31,686

3 Mile Population



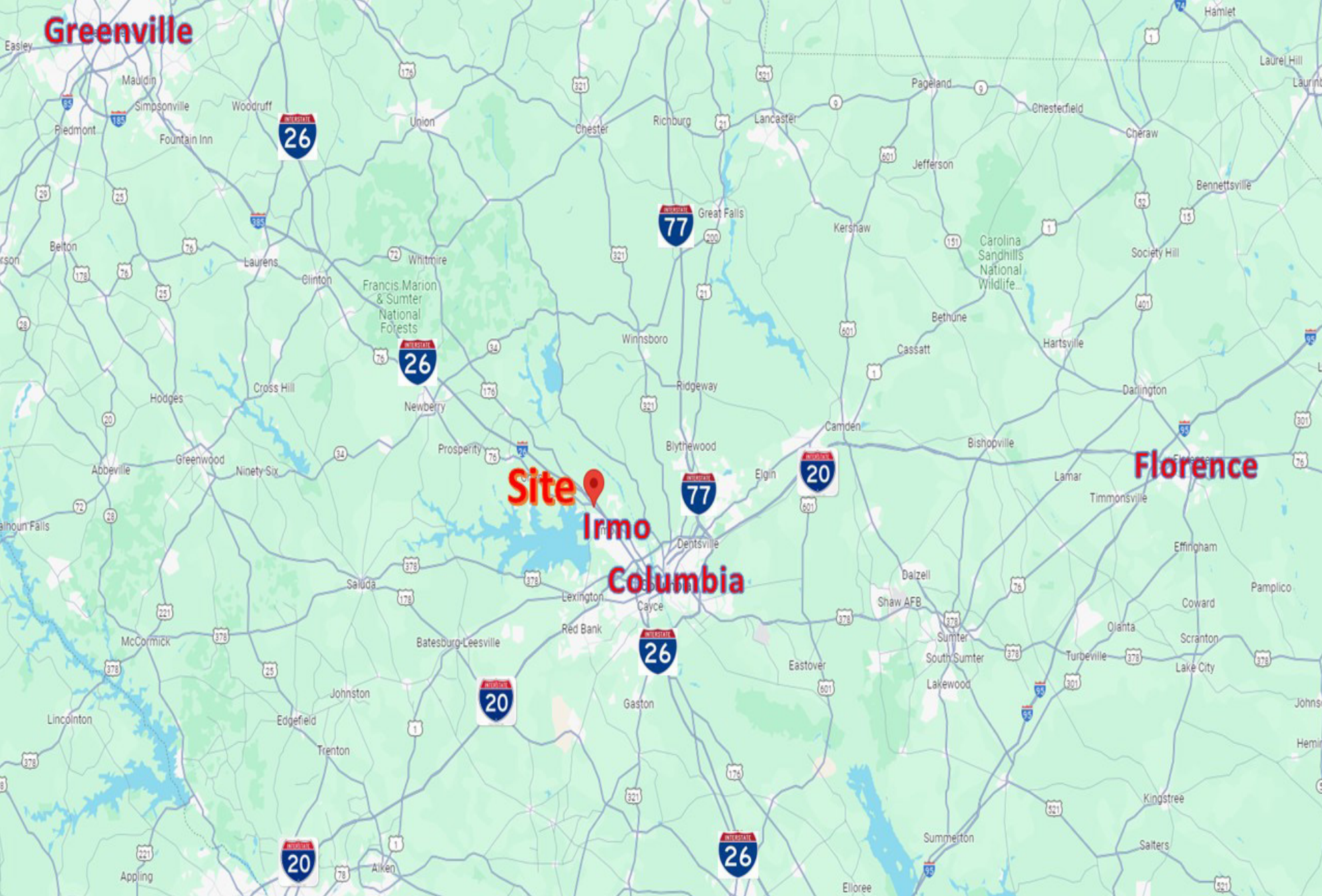
3.5

3.5+/- Acres

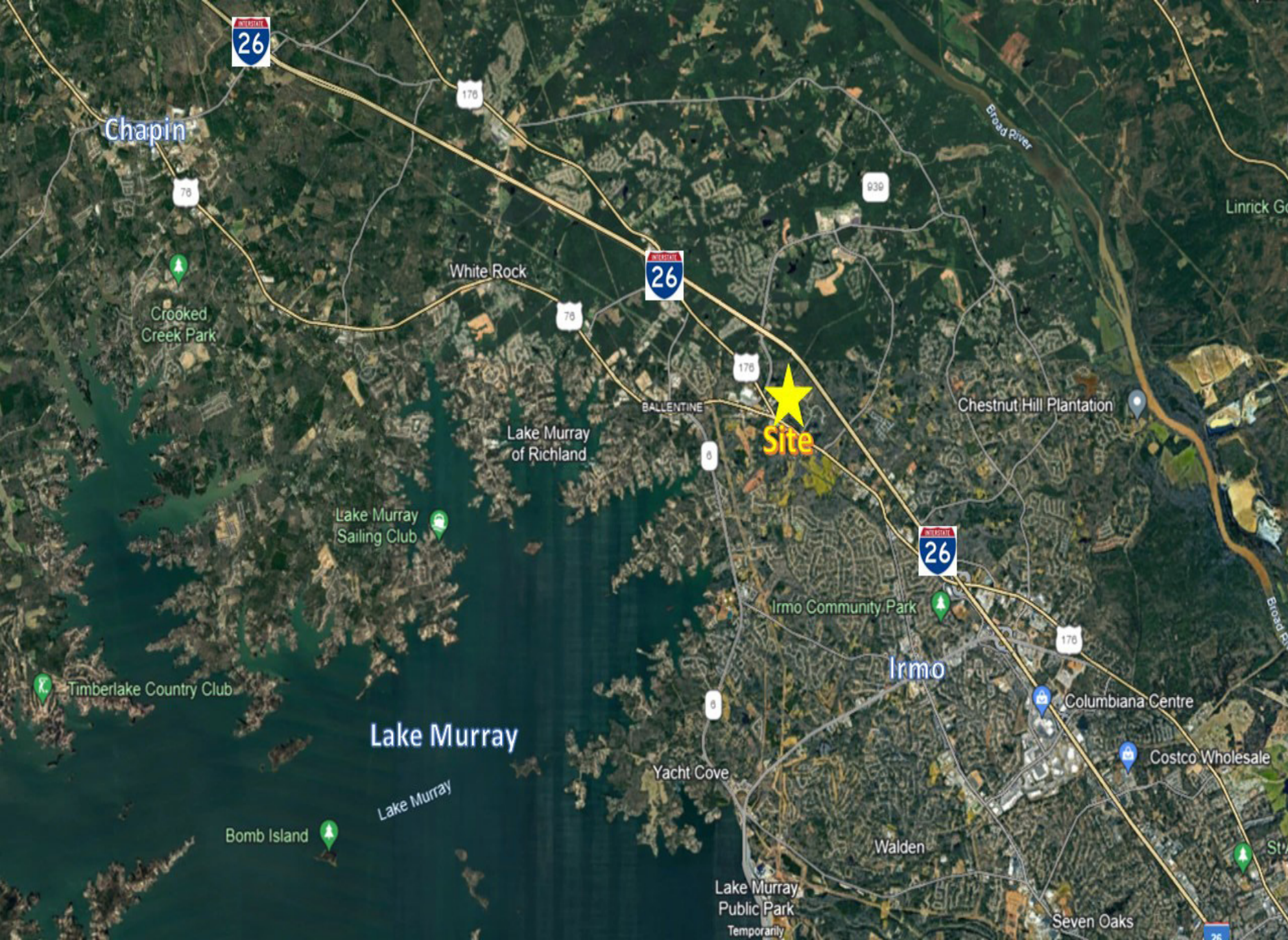


22,100

Traffic Count







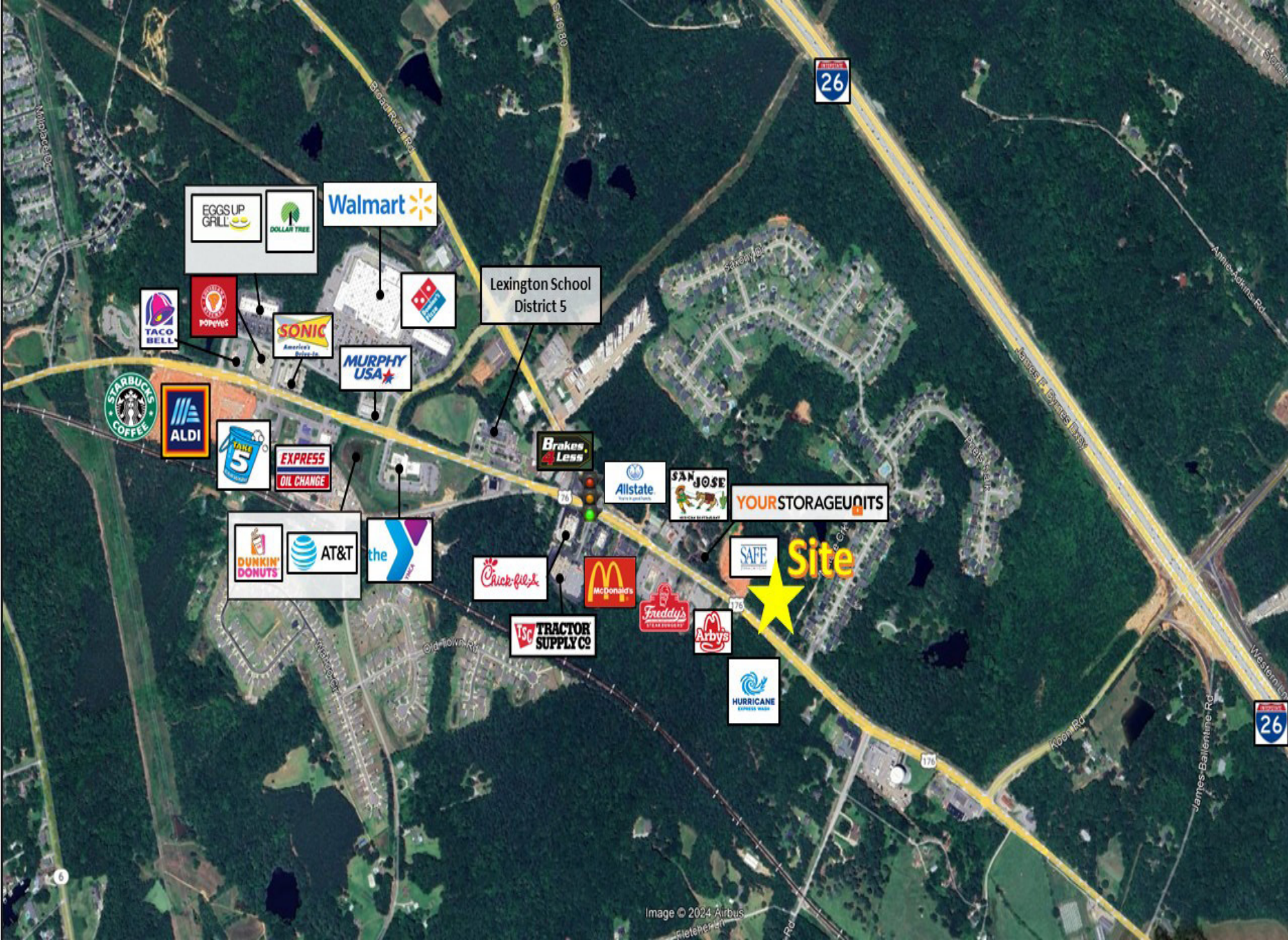
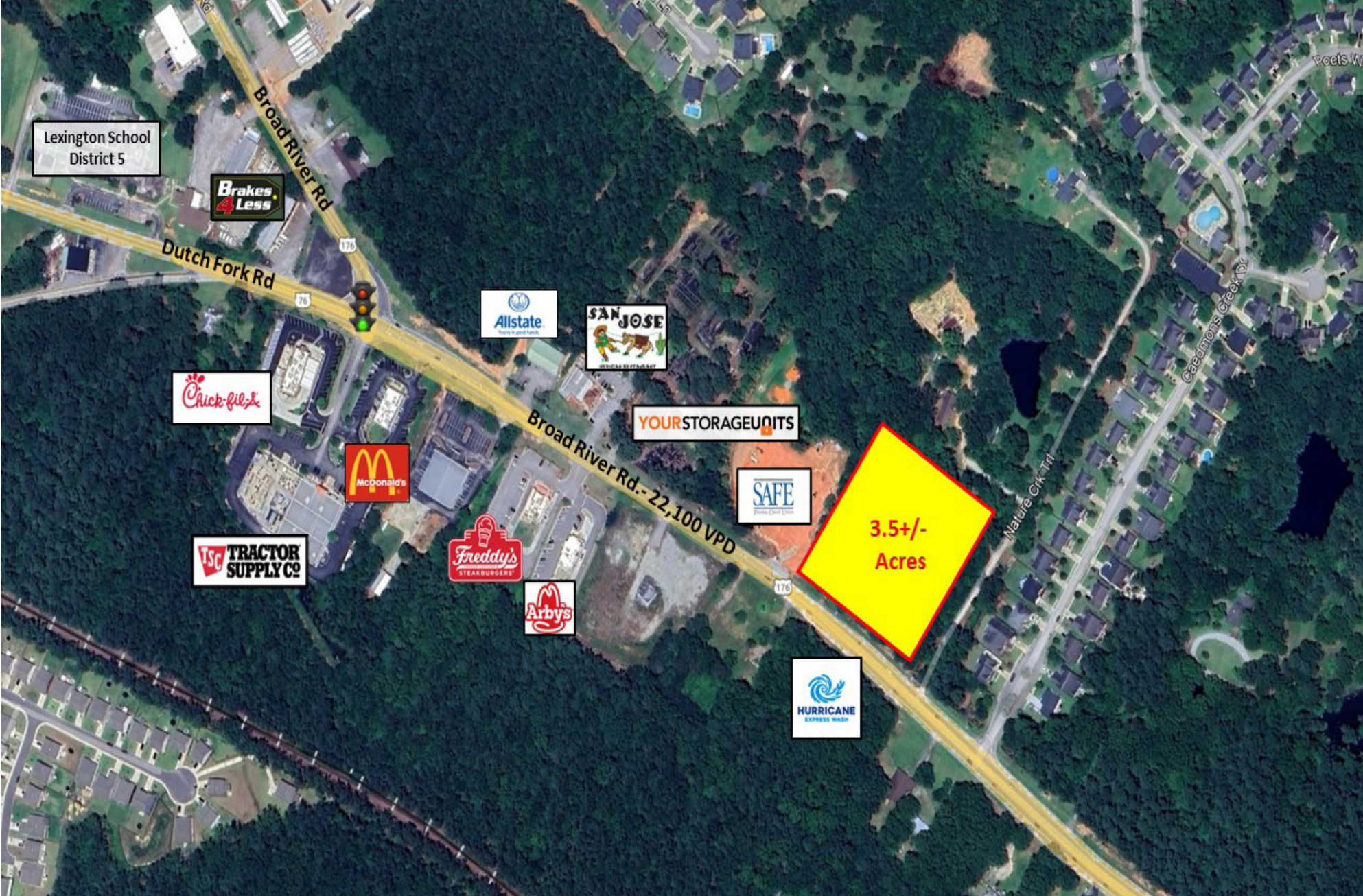
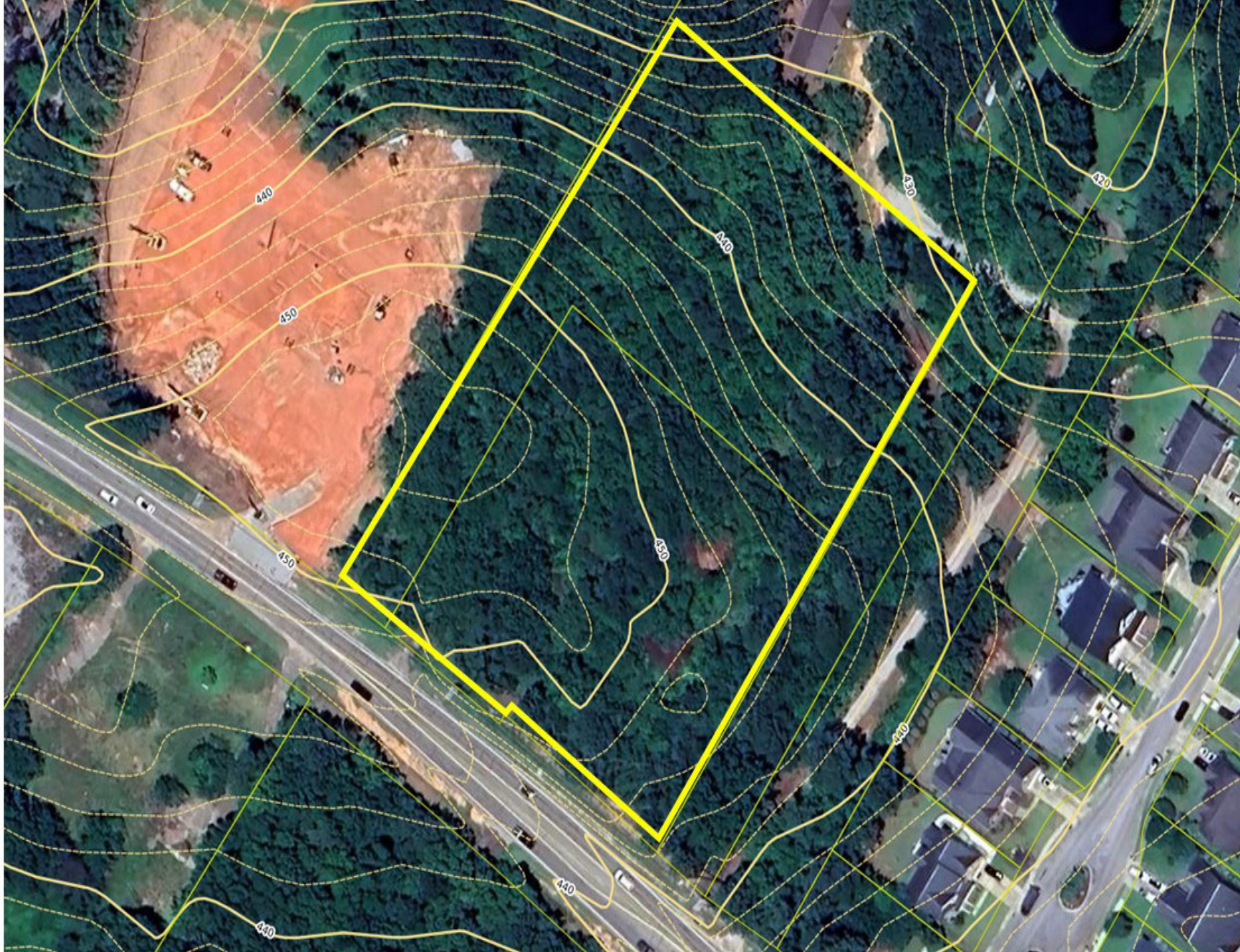
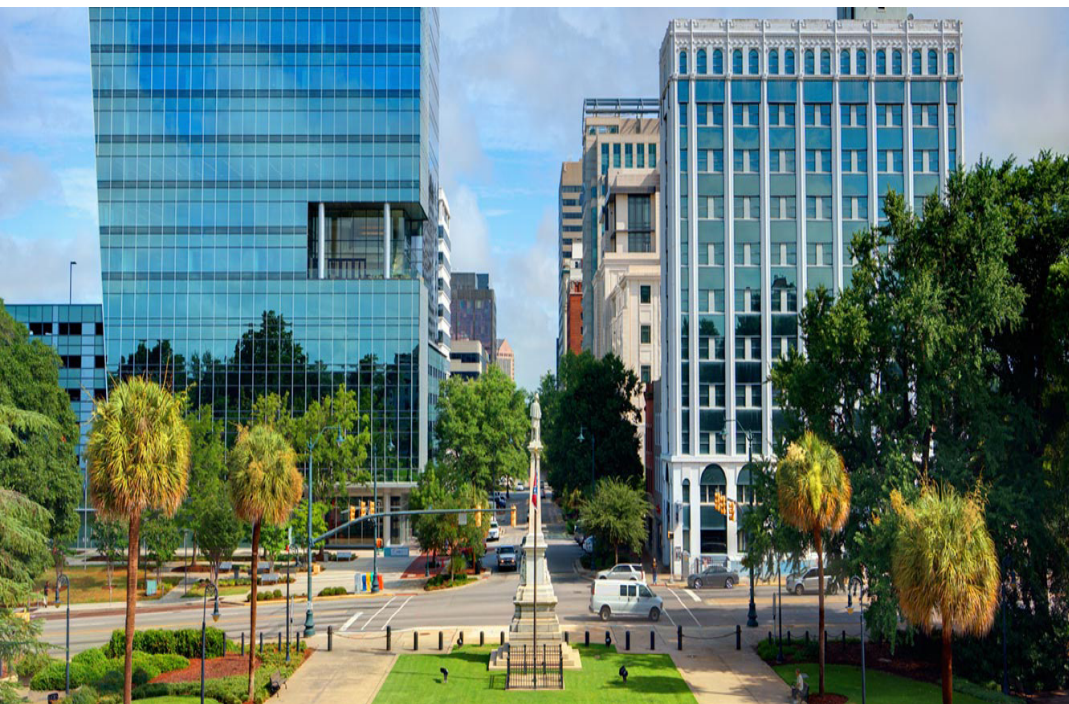


Image © 2024 Airbus







COLUMBIA

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

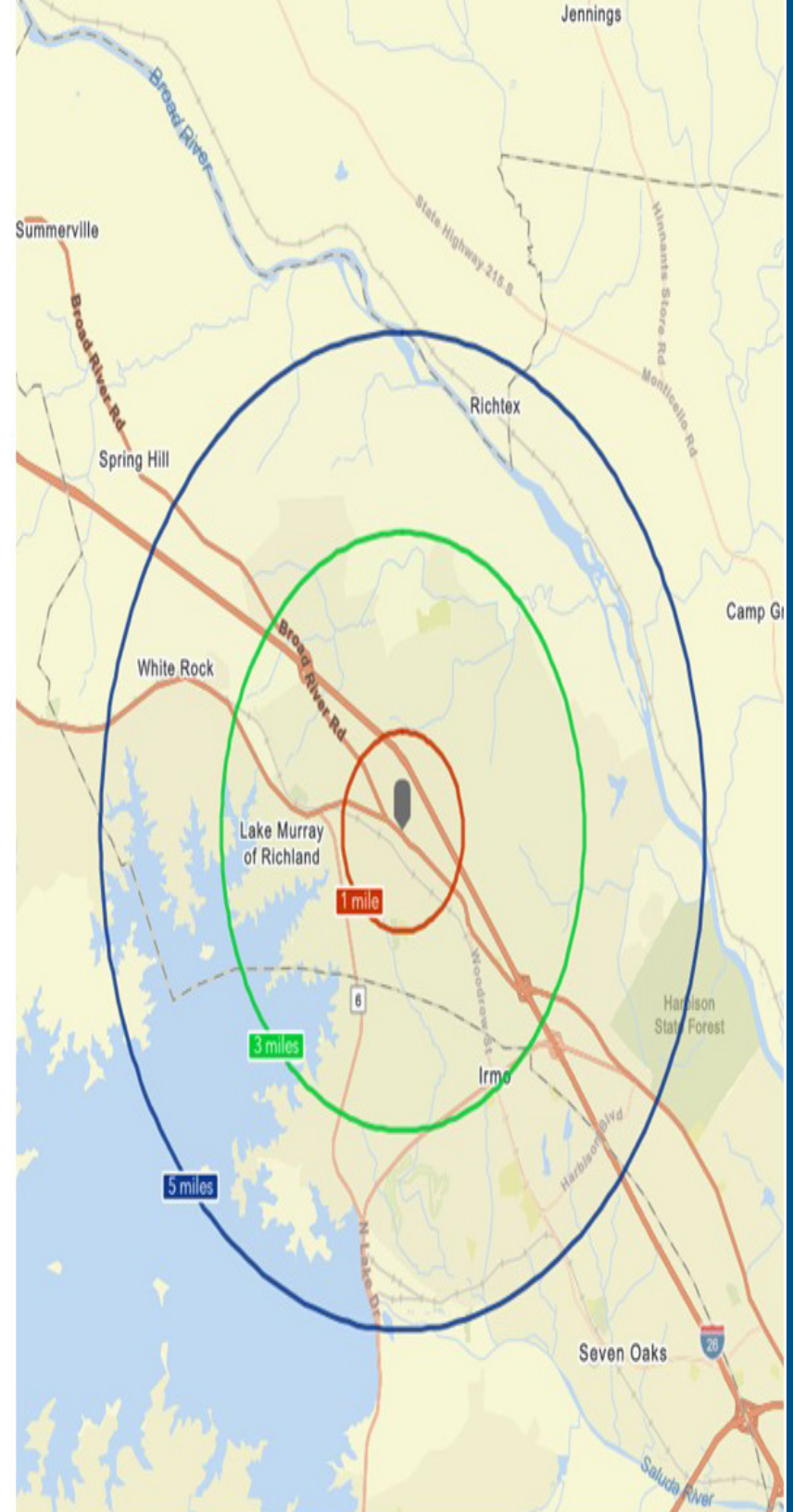
POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	2,474	32,536	71,285
2023 Population	2,273	31,686	69,938
2020 Population	1,996	30,654	67,953
2010 Population	1,390	27,871	60,152
Growth Rate 2010-2020	3.68%	0.96%	1.23%
Growth Rate 2020-2023	4.08%	1.02%	0.89%
Growth Rate 2023-2028	1.71%	0.53%	0.38%

Households

2023 Total Households	799	12,180	28,050
2028 Projected Total Households	876	12,665	28,888
2010-2020 Annual Rate	3.74%	1.51%	1.58%
2020-2023 Annual Rate	4.62%	1.31%	1.13%
2023-2028 Annual Rate	1.86%	0.78%	0.59%

Average Income

2023 Median Household Income	\$95,459	\$88,800	\$82,291
2023 Average Household Income	\$133,060	\$122,620	\$112,304





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