



For Sale

±38.18 AC

Two Parcels

Site

31.68 ±
Acres

6.5 ±
Acres

Windsor Lake

Oakcrest Dr



Windsor Lake Blvd

Windsor Lake Boulevard

Columbia, South Carolina

Property Features

- Two parcels totaling ±33.34 acres adjacent to Windsor Lake for sale
- Property boasts convenient access and visibility from both I-20 and I-77
- All utilities available to site
- Zoning: RMHD - 16 units per acre

Pricing

- Call broker

Patrick Palmer, CCIM

1 803 556 3340 • ppalmer@naicolumbia.com

Bobby Balboni

1 803 744 9846 • bbalboni@naicolumbia.com

NAIColumbia

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807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100
www.naicolumbia.com

Available Sites



Site

Windsor Lake

Windsor Lake Blvd

Available Sites
by ID

ID	TMS
1	19801-02-02
2	19802-01-02
3	19802-01-03
4	19802-01-04
5	19802-01-05
6	19802-01-06
7	19802-01-07
8	19802-01-08
9	19802-01-09
10	19802-01-12
11	19802-01-13
12	19802-01-14
13	19802-01-15
14	19802-01-16
15	19802-01-17
16	19802-01-18
17	17014-01-03
18	17014-02-08

Map Updated: Tuesday, September 10, 2013. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Aerial with Points of Interest



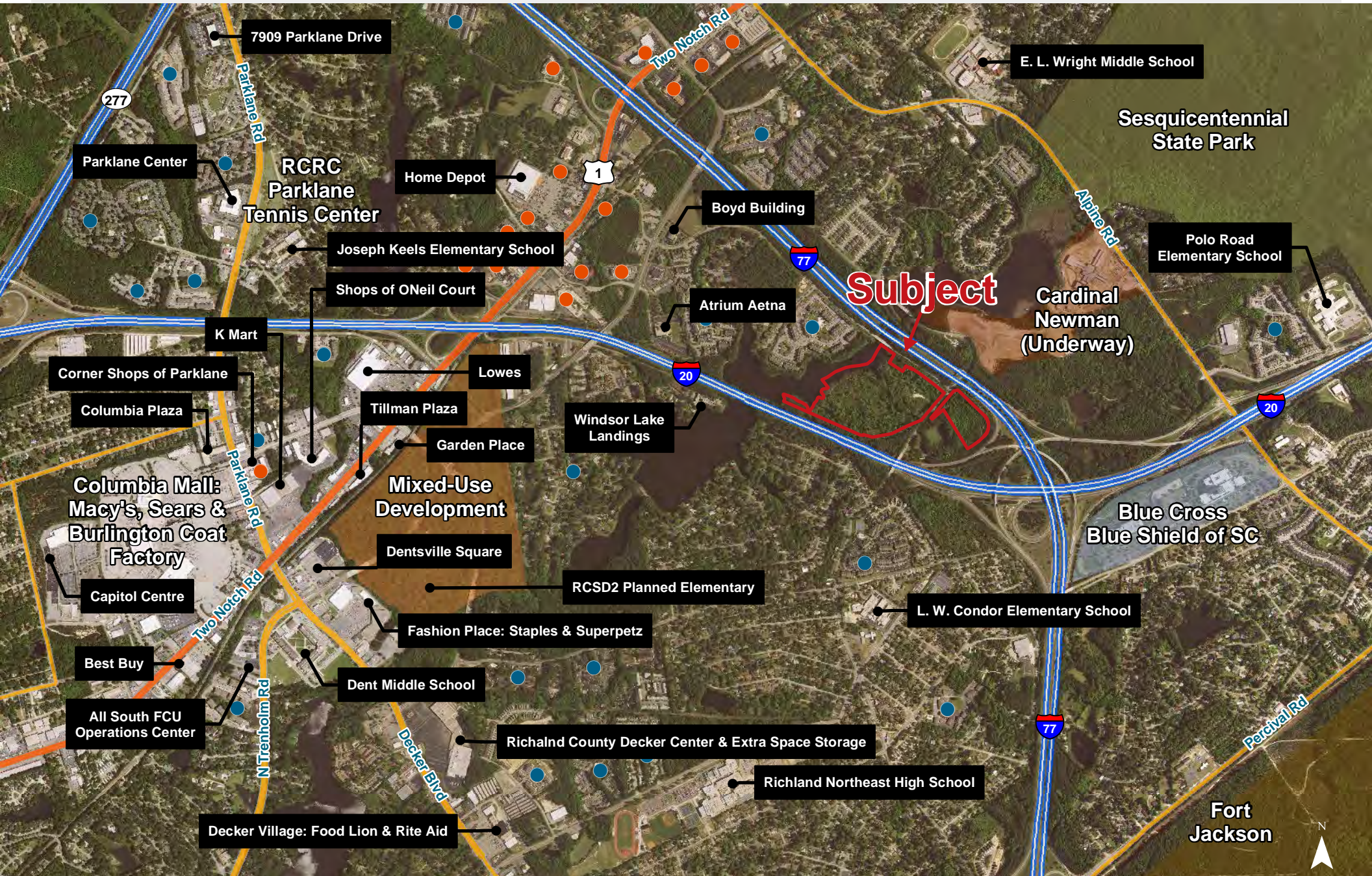
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Points of Interest

● Hotels ● Apartments



Map Updated: Friday, January 13, 2017. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

NAI Columbia

Demographic Profile

Demographic Profile

Windsor Lake Boulevard and I-20 - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	8,447	42,240	101,959	0 - 4	7.6%	6.3%	5.5%	2018 Estimate	\$45,582	\$52,328	\$55,282
2018 Estimate	9,250	45,304	109,286	5 - 9	6.4%	6.0%	5.5%	2023 Projection	\$51,948	\$57,802	\$61,592
2023 Projection	9,637	47,398	114,111	10 - 14	5.8%	5.9%	5.5%				
% Chg. 2018-2023	4.2%	4.6%	4.4%	15 - 19	5.8%	6.6%	8.0%	Average Household Income			
				20 - 24	9.0%	8.6%	10.4%	2018 Estimate	\$54,682	\$72,202	\$78,680
Households				25 - 34	19.1%	15.6%	15.1%	2023 Projection	\$62,643	\$81,018	\$88,068
2010 Census	3,644	16,813	37,423	35 - 44	13.5%	12.4%	11.9%				
2018 Estimate	3,989	18,086	40,621	45 - 54	10.8%	11.0%	10.8%	Per Capita Household Income			
2023 Projection	4,149	18,947	42,660	55 - 64	10.1%	11.7%	11.7%	2018 Estimate	\$23,060	\$29,415	\$30,828
				65 - 74	6.6%	8.9%	9.0%	2023 Projection	\$26,309	\$32,917	\$34,418
Families				75 - 84	3.5%	4.7%	4.5%				
2010 Census	2,170	10,619	23,929	85+	1.9%	2.3%	2.1%	2018 Household Income Dist.			
2018 Estimate	2,313	11,168	25,390					Less than \$15,000	9.7%	10.3%	10.0%
2023 Projection	2,382	11,608	26,443	Median Age				\$15,000 - \$24,999	15.7%	10.9%	9.5%
				2010 Census	31.8	34.4	33.4	\$25,000 - \$34,999	11.3%	11.5%	11.1%
2018 Dist. by Race & Ethnicity				2018 Estimate	33.0	35.8	35.0	\$35,000 - \$49,999	17.2%	14.6%	14.0%
White Alone	24.9%	37.7%	42.3%	2023 Projection	33.1	36.2	35.5	\$50,000 - \$74,999	22.6%	20.0%	18.7%
Black Alone	58.3%	48.7%	47.0%					\$75,000 - \$99,999	12.6%	12.2%	12.8%
American Indian Alone	0.5%	0.4%	0.4%	Average Household Size				\$100,000 - \$149,999	9.4%	12.4%	13.1%
Asian Alone	4.6%	4.0%	3.3%	2010 Census	2.28	2.39	2.39	\$150,000 - \$199,999	0.8%	3.7%	5.0%
Pacific Islander Alone	0.4%	0.2%	0.2%	2018 Estimate	2.29	2.39	2.39	\$200,000 and Up	0.6%	4.4%	5.7%
Some Other Race Alone	7.1%	5.5%	3.6%	2023 Projection	2.29	2.39	2.39				
Two or More Races	4.2%	3.6%	3.2%					2018 Business Data			
Hispanic Origin (Any Race)	13.4%	11.0%	8.3%	2018 Housing Data				Total Businesses:	130	1,456	3,357
				Owner Occ. Housing Units	1,278	9,327	23,479	Total Employees:	2,401	16,597	42,149
				Renter Occ. Housing Units	2,711	8,759	17,143				