

# Farrow Rd. & Business Park Blvd.

Development Opportunity

Multiple Sites  
For Sale in  
Northeast  
Columbia



## DEMOGRAPHIC SNAPSHOT

3 MILE RADIUS



AVERAGE  
HOUSEHOLD INCOME  
**\$62,362**



TOTAL POPULATION  
**38,041**



TOTAL HOUSEHOLDS  
**16,542**

- » Prime development land in rapidly growing Northeast Columbia
- » All parcels zoned GC allowing for a multitude of uses
- » Close proximity to I-77 and I-20
- » Parcels may be subdivided at seller's discretion



**DRIVING TIMES**

DOWNTOWN COLUMBIA  
**15 MINUTES**

CHARLOTTE, NC  
**1 HR 15 MIN**

## CONTACT

TRINITY-PARTNERS.COM

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RYAN CAUSEY / 803.567.1089 / RCAUSEY@TRINITY-PARTNERS.COM

1501 MAIN STREET SUITE 410 COLUMBIA, SC 29201

**TRINITY  
PARTNERS**

# Location Overview

Farrow Rd. & Business Park Blvd.  
Richland County, SC 29115



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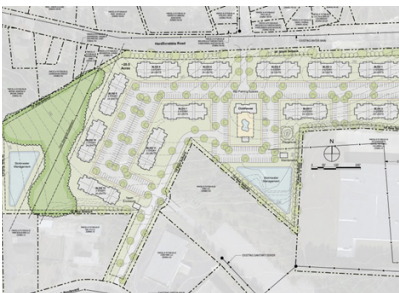
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# Location Highlights

Farrow Rd. & Business Park Blvd.  
Richland County, SC 29115



**Northeast Columbia is a fast-growing community with award winning schools, great shopping, fine and casual dining, as well as local State Parks for outdoor adventure.**



White Tail Apartments will begin construction Q1 of 2023. The above site plan represents a 250 unit, Class A garden apartment community that will serve the fast-growing Northeast Columbia community. White Tail will feature an expansive clubhouse and pool, along with a state-of-the-art fitness center, and a dog park to allow ample play space for family pets.



Courtyard by Marriott Columbia Northeast features upscale guestrooms with all of the conveniences of home. Corporate travelers enjoy an easy commute to local manufacturing plants, hospitals, state agencies and business parks as they are conveniently located minutes from I-77 and I-20.



MUSC Health Columbia Medical Center Northeast is a 75-bed hospital conveniently located in the Northeast Columbia area with easy access to I-77 and I-20.



Providence Park is an apartment community developed in 2004. The community offers many amenities to include a grand clubhouse for friend gatherings. There is an outdoor grilling area in close proximity to the pool. Additionally, Providence Park offers a 24 hour fitness facility, a laundry facility, and a car care center.

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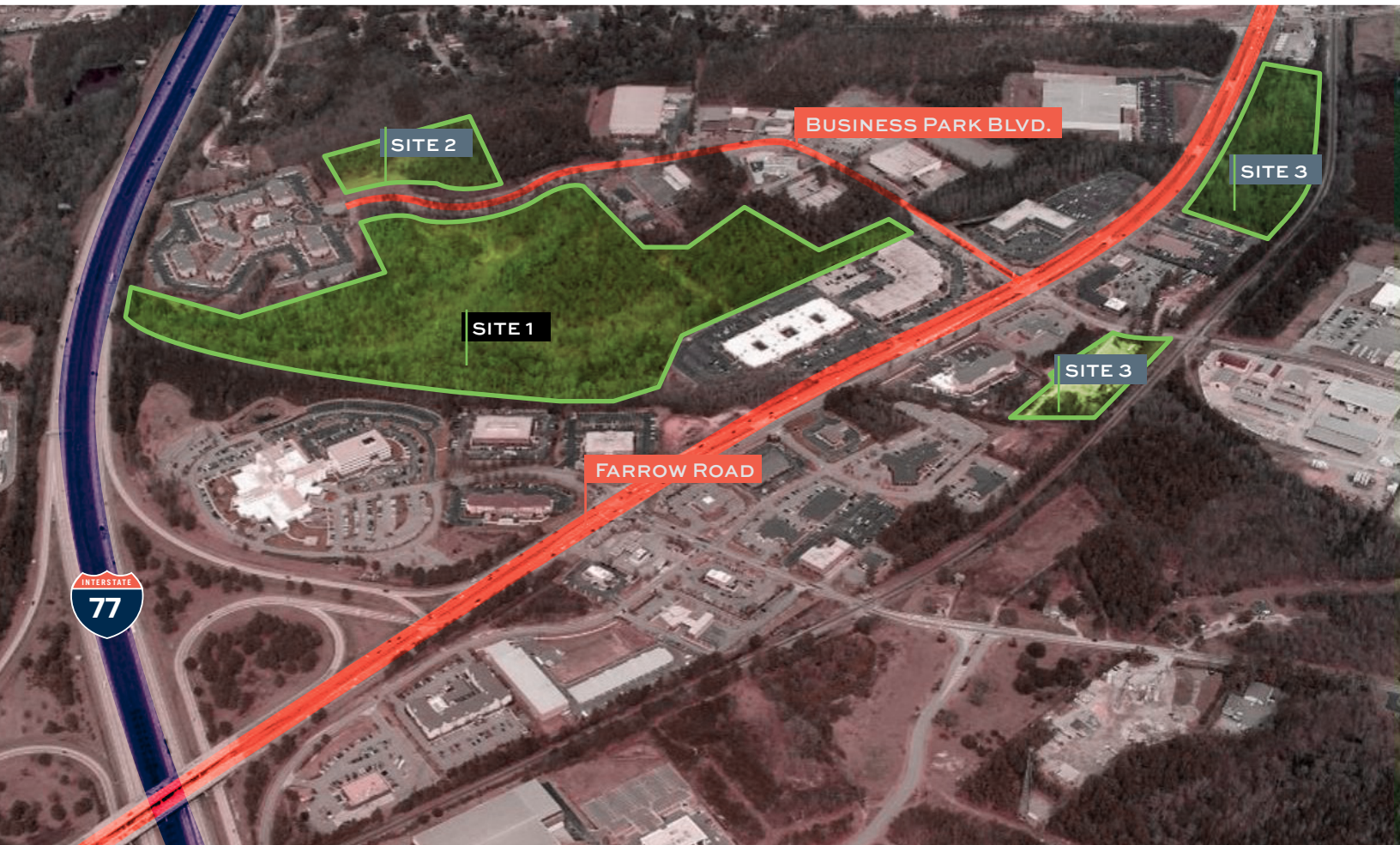
1501 MAIN STREET SUITE 410 COLUMBIA, SC 29201



**SITE 1**

# Business Park Blvd.

TMS № 17200-03-01



## Highlights

|              |                                            |
|--------------|--------------------------------------------|
| <b>Price</b> | <b>\$108,900/acre</b>                      |
| <b>Acres</b> | <b>±46.28</b>                              |
| Usable Acres | ±39.03                                     |
| Wetlands     | ±14.5 of which 50% can be used for parking |
| Proposed Use | Medical Development                        |

|          |                       |
|----------|-----------------------|
| Features | Water & sewer on site |
| Electric | Dominion              |
| Gas      | Dominion              |
| Zoning   | GC Richland County    |

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**SITE 2**

# Business Park Blvd.

TMSN# 17200-03-30



## Highlights

|              |                                                                |          |                       |
|--------------|----------------------------------------------------------------|----------|-----------------------|
| <b>Price</b> | <b>\$130,680/acre</b>                                          | Features | Water & sewer on site |
| <b>Acres</b> | <b>±13.45</b>                                                  | Electric | Dominion              |
| Proposed Use | Medical Development, Industrial Development, Office, Warehouse | Gas      | Dominion              |
|              |                                                                | Zoning   | GC Richland County    |

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# SITE 3

# Farrow Road

TMS No 17211-01-01



## Highlights

|                     |                                                        |                 |                       |
|---------------------|--------------------------------------------------------|-----------------|-----------------------|
| <b>Price</b>        | <b>3A: \$653,000/Acre</b><br><b>3B: \$348,480/Acre</b> | <b>Features</b> | Water & sewer on site |
| <b>Acres</b>        | <b>3A: ±8.75</b><br><b>3B: ±3.90</b>                   | <b>Electric</b> | Dominion              |
| <b>Proposed Use</b> | Self Storage, Office, Retail, Quick Service Restaurant | <b>Gas</b>      | Dominion              |
|                     |                                                        | <b>Zoning</b>   | GC Richland County    |

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# Demographics

Farrow Rd. & Business Park Blvd.  
Richland County, SC 29115



|                                    | 3 Miles          | 6 Miles          | 9 Miles          |
|------------------------------------|------------------|------------------|------------------|
| <b>Total Households</b>            | <b>16,542</b>    | <b>65,739</b>    | <b>113,195</b>   |
| <b>Total Population</b>            | <b>38,041</b>    | <b>156,166</b>   | <b>267,605</b>   |
| <b>Population White</b>            | <b>9,625</b>     | <b>49,806</b>    | <b>108,445</b>   |
| <b>Population Black</b>            | <b>25,939</b>    | <b>90,615</b>    | <b>134,109</b>   |
| <b>Population Hispanic</b>         | <b>1,531</b>     | <b>10,052</b>    | <b>16,740</b>    |
| <b>Population Asian</b>            | <b>1,003</b>     | <b>5,465</b>     | <b>8,544</b>     |
| <b>Population Pacific Islander</b> | <b>16</b>        | <b>168</b>       | <b>362</b>       |
| <b>Population American Indian</b>  | <b>9</b>         | <b>446</b>       | <b>584</b>       |
| <b>Population Other</b>            | <b>614</b>       | <b>4,813</b>     | <b>6,940</b>     |
| <b>Persons Per Household</b>       | <b>2.3</b>       | <b>2.4</b>       | <b>2.4</b>       |
| <b>Average Household Income</b>    | <b>\$62,362</b>  | <b>\$69,170</b>  | <b>\$70,030</b>  |
| <b>Average House Value</b>         | <b>\$144,133</b> | <b>\$173,166</b> | <b>\$186,608</b> |
| <b>Average Age</b>                 | <b>37</b>        | <b>37.5</b>      | <b>36.3</b>      |
| <b>Average Age Male</b>            | <b>35.4</b>      | <b>35</b>        | <b>34.3</b>      |
| <b>Average Age Female</b>          | <b>38.3</b>      | <b>39.4</b>      | <b>37.9</b>      |

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