

FOR SALE

6.57 ACRES

**455 Burton Road
Lexington, SC 29072**

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



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**LAND
FOR SALE**

Executive Summary



Sale Price	\$645,000
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OFFERING SUMMARY

Available SF:	
Lot Size:	6.57 Acres
Price / Acre:	\$98,174
Zoning:	ID
Traffic Count:	60,200

PROPERTY OVERVIEW

This 6.57+/- acre corner property boasts several key advantages. Its visibility from I-20 and easy access make it a strategically prime location. Water is available and located on the Railroad Ave side of the property. The level topography simplifies construction and land development, reducing potential costs and challenges. Zoning as ID opens up diverse possibilities for development, from manufacturing to distribution.

PROPERTY HIGHLIGHTS

- Great visibility and easy access to I-20
- Water available (Railroad Ave)
- Zoning: ID
- Level topography



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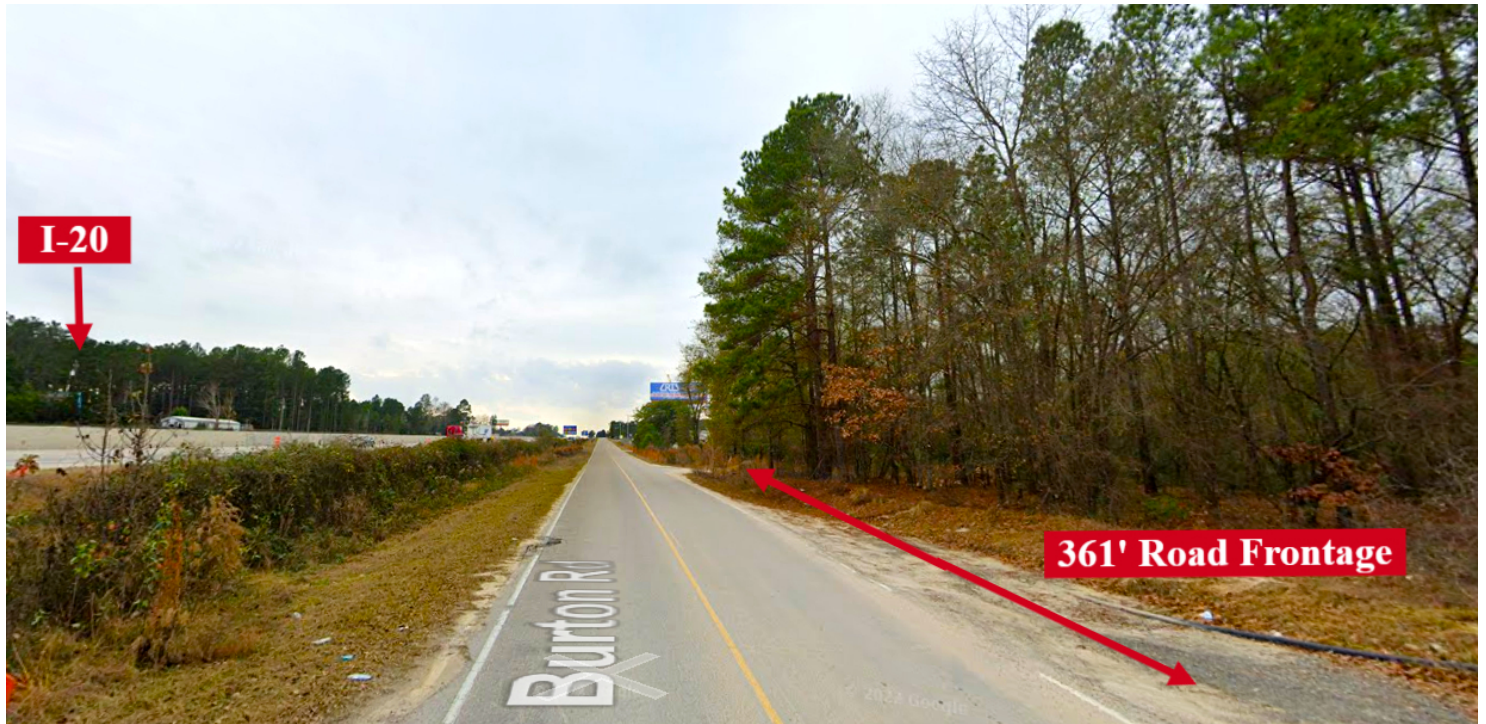


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Photos



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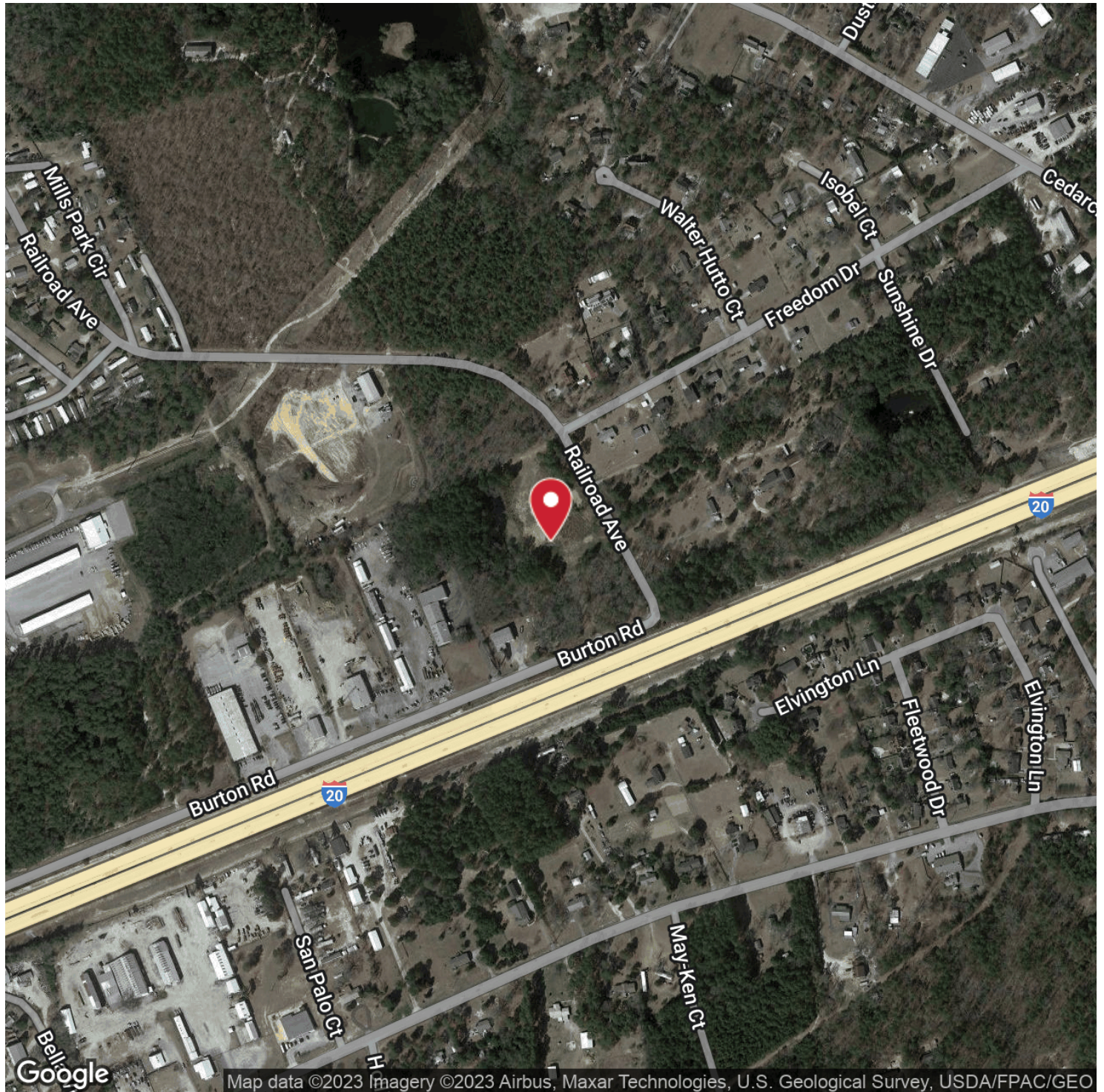


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Location Map



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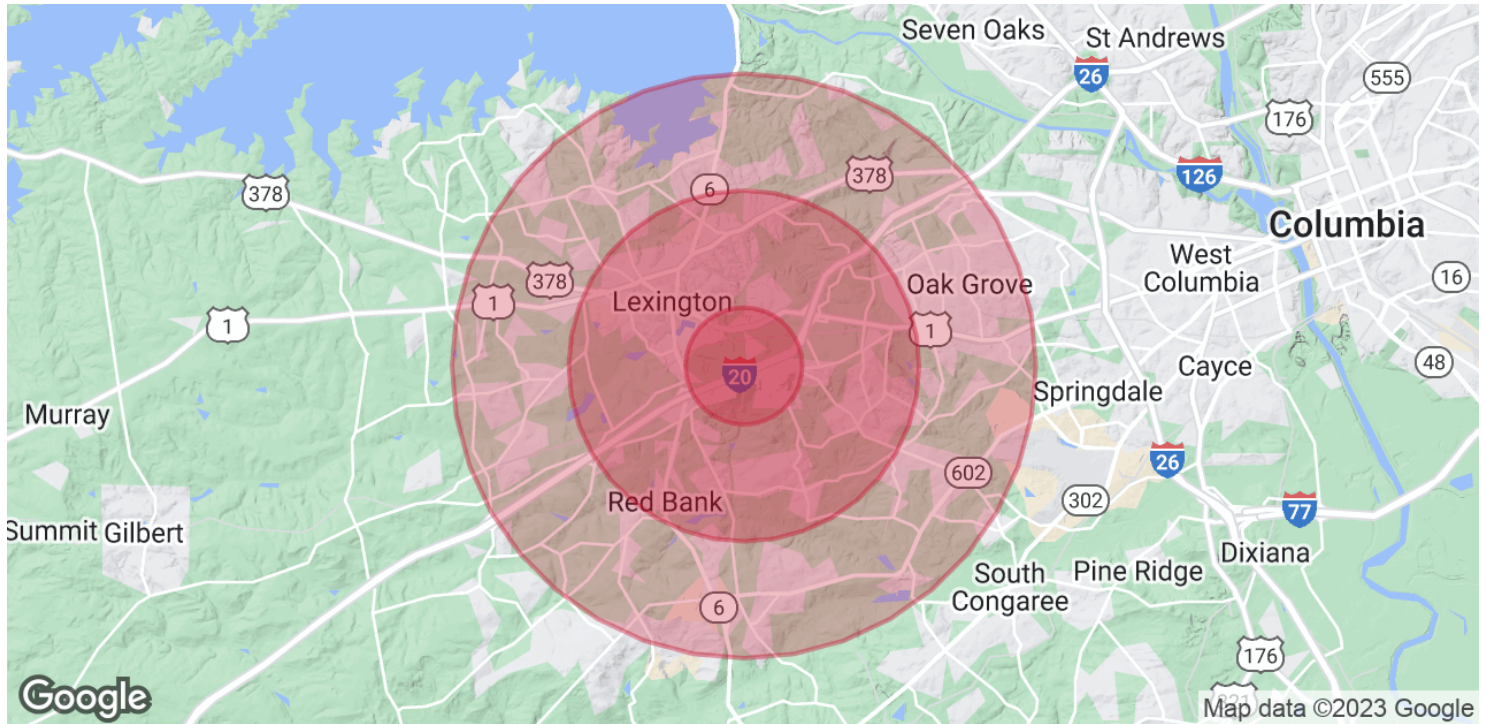


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,432	35,610	84,344
Average Age	37.2	38.5	38.0
Average Age (Male)	37.7	37.5	36.0
Average Age (Female)	37.0	39.7	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,486	14,378	33,426
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$68,127	\$77,146	\$82,400
Average House Value	\$167,050	\$174,446	\$189,757

TRAFFIC COUNTS
60,200/day

** Demographic data derived from 2020 ACS - US Census*



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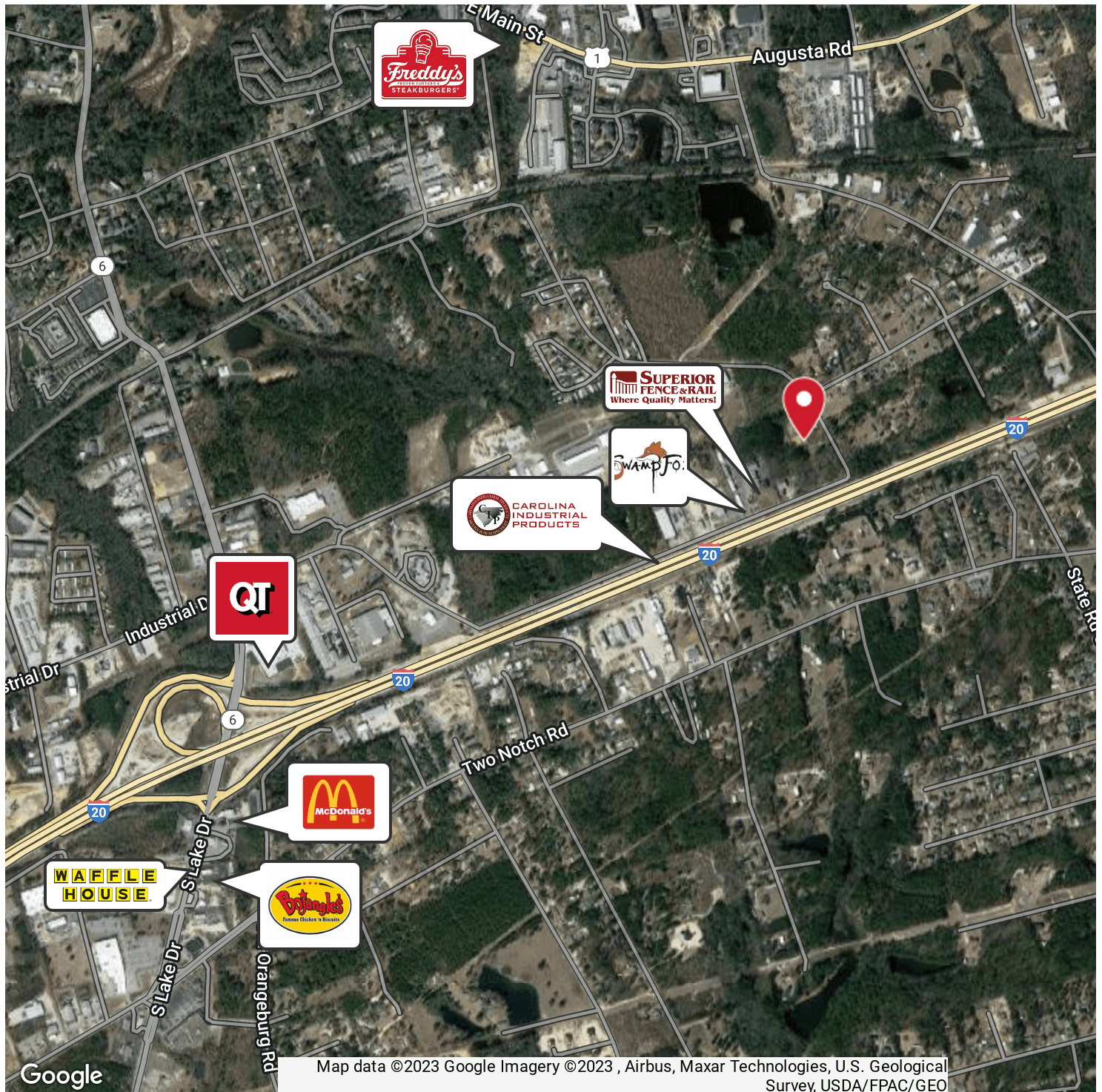


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Retailer Map



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