OFFERING MEMORANDUM

LAND FOR DEVELOPMENT

3025 LIBBY LANE, LEXINGTON, SC 29072

DASH

COMMERCIAL REAL ESTATE ADVISORS

CONNECT WITH US

LAND FOR DEVELOPMENT

3025 LIBBY LANE, LEXINGTON, SC 29072

EXCLUSIVLY LISTED BY

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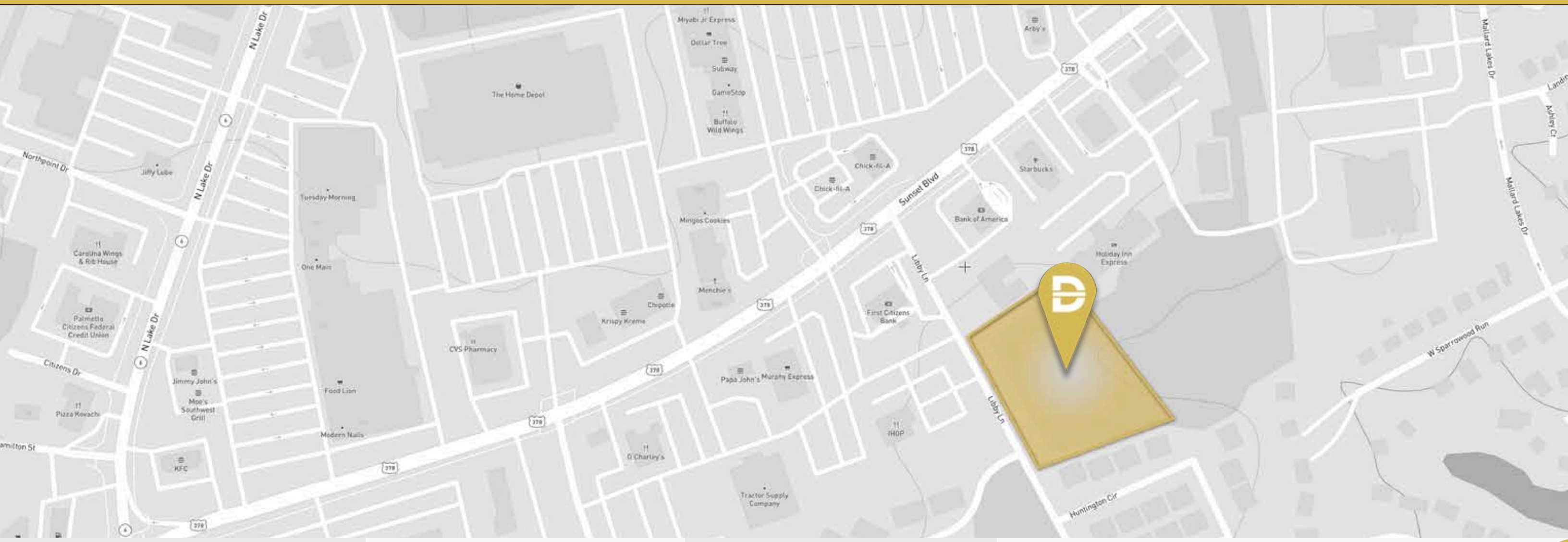
PROPERTY SUMMARY



$1,000,000 SALE PRICE	**$373,134** PRICE PER AC	**$8.57** PRICE PER SF	**LOT SIZE:** 2.68 AC Raw Land **ZONING:** General Commercial **UTILITIES:** On-site Stubbed

Dash Commercial Real Estate Advisors is pleased to exclusively present 3025 Libby Lane - a prime 2.68 acre development opportunity zoned General Commercial (GC), just one block from a rapidly transforming corridor in Lexington. Surrounded by new growth—including recent commercial builds 1.3 miles away and adjacent townhome developments—the site offers high visibility across from IHOP and walkability to dense retail, making it ideal for QSRs, medical offices, retail centers, or mixed-use projects. With no need for rezoning, developers can move quickly to capitalize on Lexington's market momentum and growing residential base. The land is underutilized and ripe for vertical or phased development, offering strong value-add potential for local or regional builders. Listed at $1M ($373K/acre), the pricing reflects the location's strength while leaving room for negotiation and upside.

HIGHLIGHTS

- Located in vibrant Lexington, SC with strong commercial and cultural presence
- Close to schools, medical facilities, dining, and retail
- Easy access to major highways and airports
- Nearby attractions include Lexington County Museum, Lake Murray, and Main Street district
- Strategic location offers lifestyle appeal and investment potential for office buildings

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PROPERTY PHOTOS

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SURROUNDING RETAILERS

Located at 3025 Libby Lane in the vibrant community of Lexington, SC, this vacant land investment opportunity is ideally positioned just off Sunset Boulevard (U.S. Highway 378), one of the area's primary commercial corridors with daily traffic counts exceeding 34,000 vehicles.

The property sits near a signalized intersection and is surrounded by a dynamic mix of national retailers including Walmart, Home Depot, Chick-fil-A, Starbucks, Publix, and CVS. This concentration of established tenants, along with nearby schools such as Lexington High School and dense residential developments, generates consistent consumer activity and positions the site for a wide range of development uses, from retail and medical to office or QSR.

Beyond its commercial advantages, the property is located in a thriving area that blends convenience with community charm. Investors will appreciate the proximity to reputable schools, medical facilities, and abundant shopping and dining options, as well as nearby attractions like the Lexington County Museum, Lake Murray, and the revitalized Main Street district.

The site's access to major transportation arteries offers easy connectivity to Columbia's business centers and regional airports. With strong traffic counts, strategic location, and vibrant surroundings, this property offers compelling potential for long-term investment success.

SURROUNDING RETAILERS

REASTAURANT

Starbucks	0.1 mi
Ihop	0.1 mi
Papa John's	0.2 mi
Outback Steakhouse	0.2 mi
Chick-fil-A	0.2 mi
Buffalo Wild Wings	0.2 mi
Peach Cobbler Factory	0.2 mi
Subway	0.2 mi
Diablo's Southwest Grill	0.3 mi
Arby's	0.3 mi
Krispy Kreme	0.4 mi
KFC	0.5 mi
Long John Silver's	0.5 mi
Moe's Southwest Grill	0.5 mi
Jimmy John's	0.5 mi
Cold Stone Creamery	0.5 mi
Waffle House	0.5 mi
Carolina Wings & Rib House	0.7 mi
Ruby Tuesday	0.7 mi
Applebee's	0.9 mi
Wendy's	0.9 mi
Zaxby's	1.1 mi
Panera Bread	1.1 mi
Pizza Hut	1.1 mi
Sonic	1.2 mi
McDonald's	1.4 mi
Firehouse Subs	1.6 mi
Cook Out	1.6 mi
Whataburger	3.0 mi
Taco Bell	3.4 mi
Bojangles	3.4 mi
Dunkin'	3.6 mi

RETAIL

Tractor Supply Co	0.2 mi
GameStop	0.2 mi
Walmart	0.3 mi
AT&T	0.3 mi
Dollar Tree	0.3 mi
Verizon	0.4 mi
CVS	0.4 mi
Home Depot	0.4 mi
Food Lion	0.4 mi
Goodyear	0.6 mi
Publix	0.6 mi
Five Below	0.6 mi
Ross Dress for Less	0.6 mi
T.J. Maxx	0.6 mi
Mattress Firm	0.7 mi
Midas	0.8 mi
Office Depot	0.9 mi
Kohl's	0.9 mi
Petco	0.9 mi
Lowe's	1.1 mi
Napa Auto Parts	1.1 mi
Sherwin Williams	1.2 mi
Firestone Complete Auto Care	1.2 mi
Big Lots	1.3 mi
Hobby Lobby	1.4 mi
Walgreens	1.6 mi
Dollar General	3.6 mi

GAS STATION

Murphy USA	0.1 mi
Speedway	0.6 mi
Quik Trip	3.0 mi
Circle K	3.3 mi

OTHER

Bank of America	0.1 mi
First Citizens Bank	0.1 mi
Stretch Zone	0.2 mi
Aspen Dental	0.3 mi
Nissan	0.3 mi
Great Clips	0.6 mi
First Community Bank	0.6 mi
Wells Fargo	0.7 mi
TD Bank	1.0 mi
Planet Fitness	1.1 mi

TRAFFIC COUNTS

TOWN OF LEXINGTON, SC

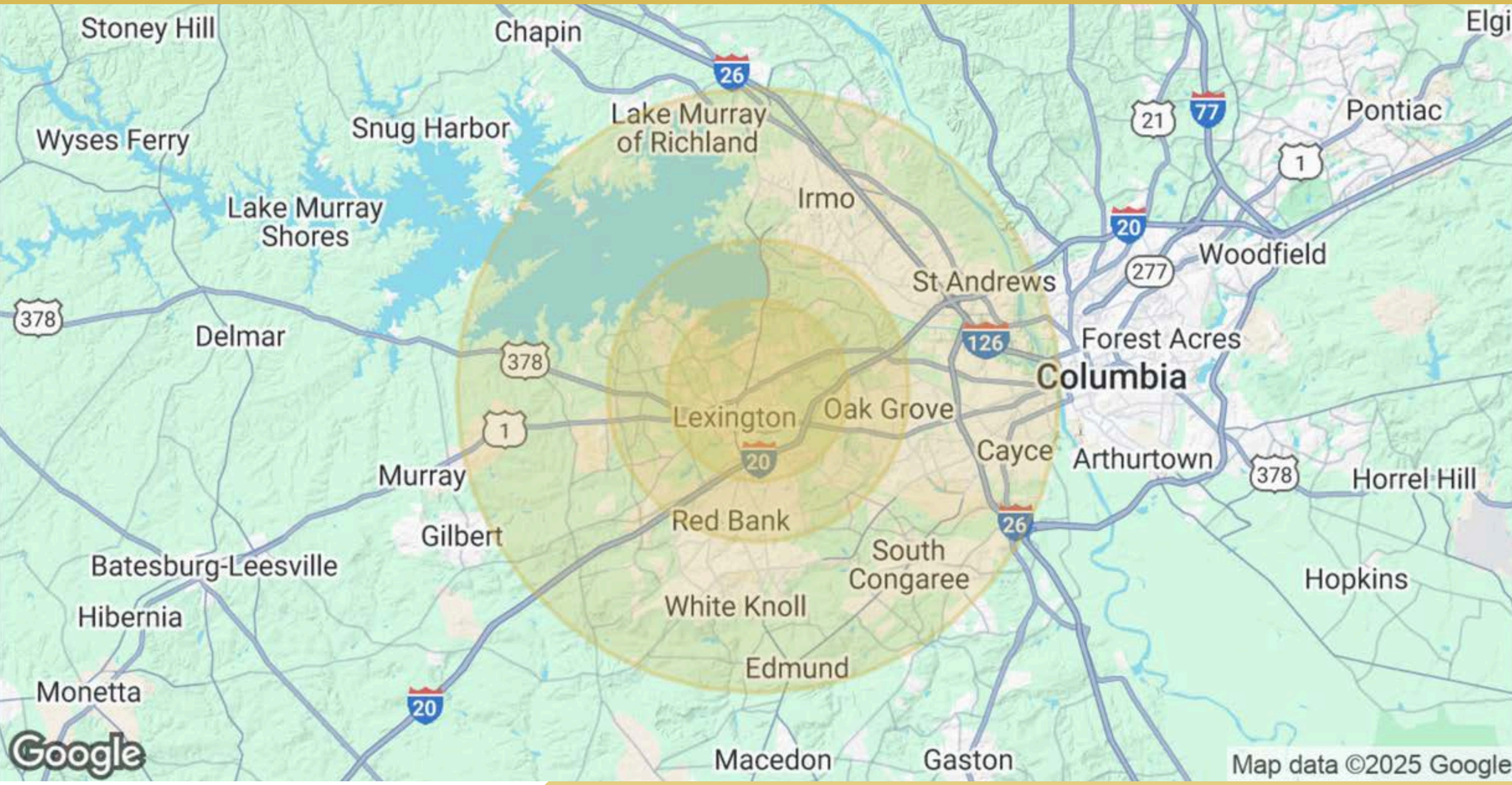
Lexington, South Carolina, is a rapidly growing town within the Columbia metropolitan area and part of one of the state's fastest-expanding counties. The local economy is supported by a diverse mix of industries, including healthcare, education, manufacturing, logistics, and financial services. Major employers such as Lexington Medical Center, Amazon, Michelin, and regional school systems create a strong employment foundation and ensure steady population and income growth. This economic stability makes Lexington an attractive location for both commercial and residential real estate investment.

The area benefits from a well-educated workforce and above-average income levels. Nearly half of the adult population holds a bachelor's degree or higher, and the median household income—estimated at around $83,000—significantly exceeds state and national averages. With a relatively low unemployment rate and a poverty level well below the state average, Lexington supports a high level of consumer spending and economic participation. These demographics point to strong demand for quality housing, retail, and service-oriented businesses, creating favorable conditions for property owners and developers.

Lexington's strategic location near Columbia and key transportation routes enhances its appeal for businesses and investors alike. The town is close to interstates, major employers, and Columbia Metropolitan Airport, making it an accessible hub for commerce and distribution. Additionally, the presence of Lake Murray and a top-rated public school system add to the area's livability and long-term residential demand. These factors combine to drive sustained growth, both in population and infrastructure, contributing to the appreciation potential of real estate assets.

With rising property values, a strong tenant base, and a pro-growth business climate, Lexington presents a compelling case for real estate investment. The blend of economic diversity, income stability, and ongoing population growth makes it well-positioned for both income-producing properties and long-term capital gains.

DEMOGRAPHICS BY RADIUS



	3 MILES	5 MILES	10 MILES
POPULATION			
Total Population	37,096	87,301	300,570
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	42
HOUSEHOLD & INCOME			
Total Households	14,481	33,720	120,370
Persons per HH	2.6	2.6	2.5
Average HH Income	$113,191	$110,515	$95,838
Average House Value	$328,869	$313,538	$281,134
Per Capita Income	$43,535	$42,505	$38,335

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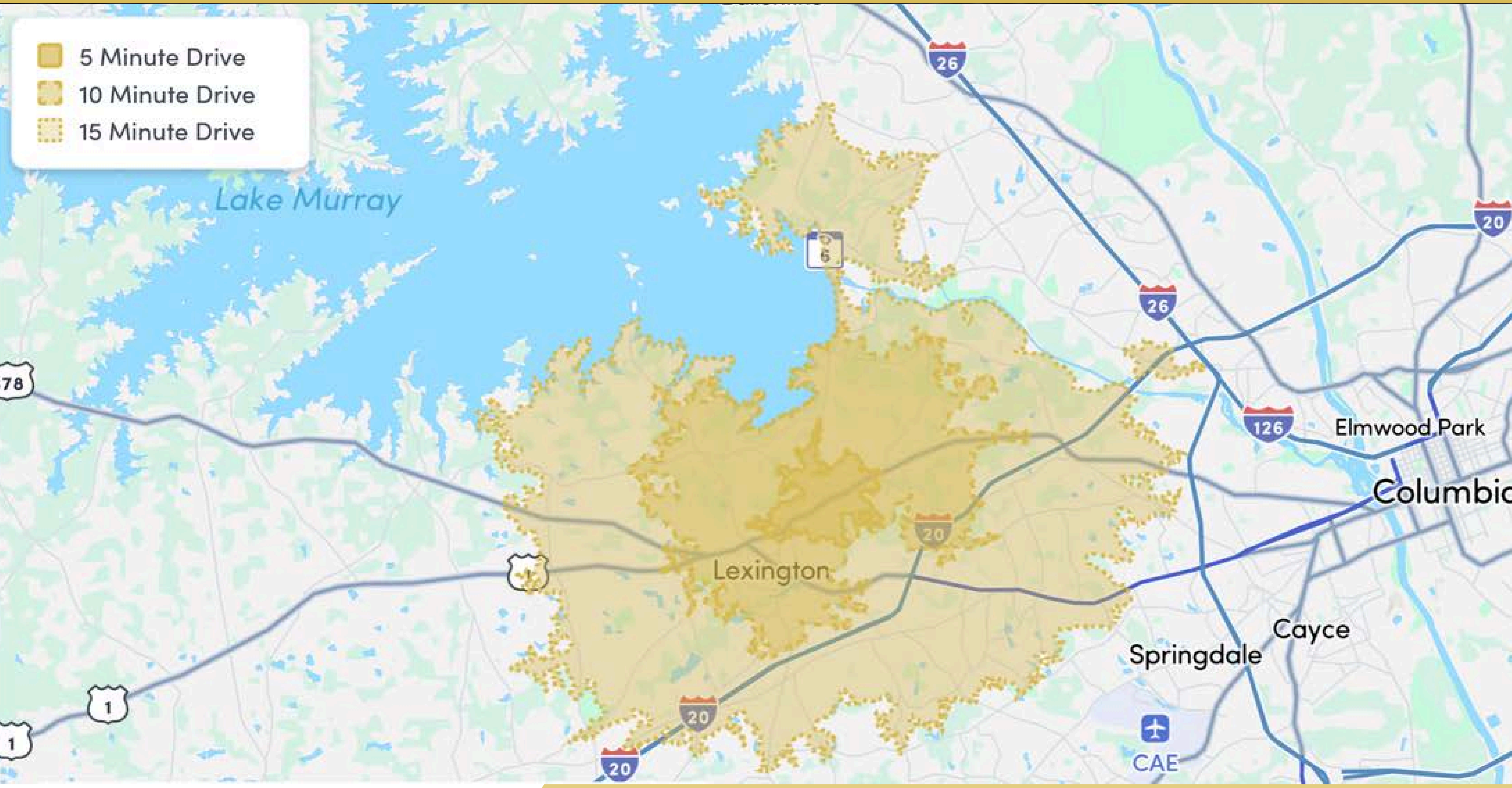
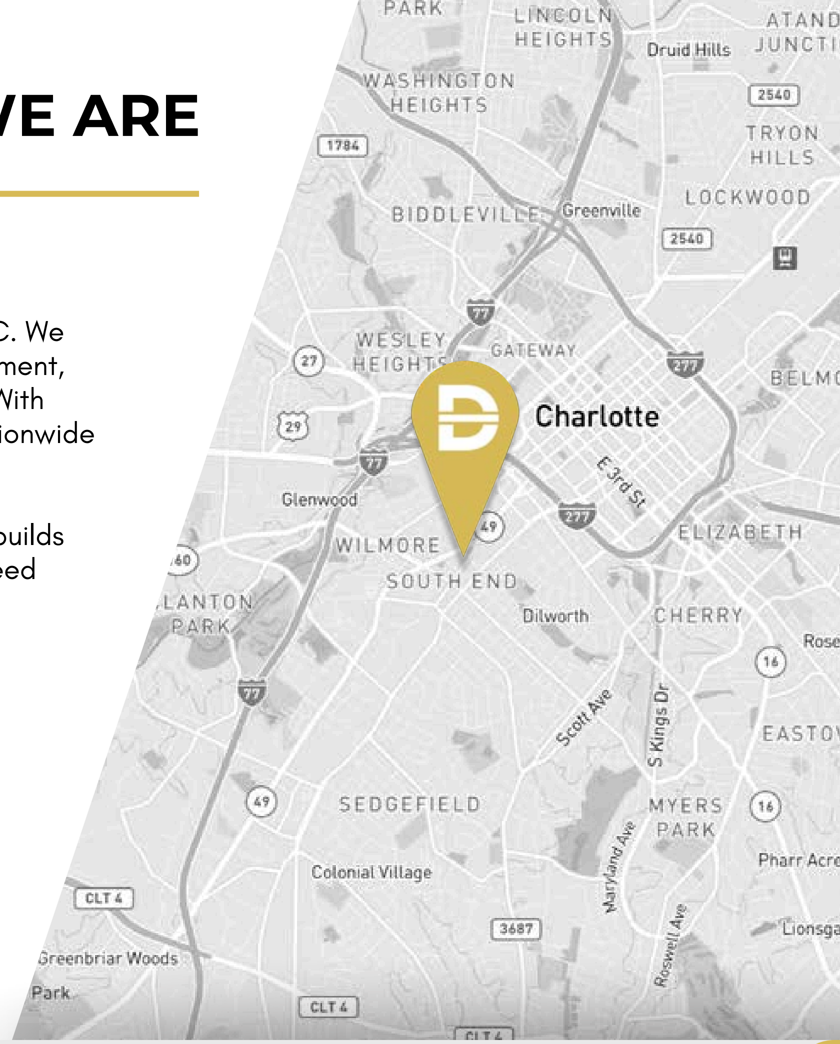
DEMOGRAPHICS BY DRIVE TIME



	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION			
Total Population	4,828	29,697	81,502
Average Age	41	41	41
Average Age (Male)	39	40	39
Average Age (Female)	43	43	42
HOUSEHOLD & INCOME			
Total Households	1,871	11,499	31,772
Persons per HH	2.6	2.6	2.6
Average HH Income	$104,166	$118,988	$111,392
Average House Value	$293,938	$348,819	$322,536
Per Capita Income	$40,063	$45,764	$42,843

WHO WE ARE



DASH Commercial Real Estate Advisors is a boutique commercial real estate brokerage based in Charlotte, NC. We specialize in net leased assets, sale leasebacks, development, lease restructuring, build-to-suits, and M&A opco sales. With Broker-of-Record agreements in 35+ states, we offer nationwide expertise for your real estate needs.

Our vision? A transparent, collaborative approach that builds long-term, trust-based relationships. Let us help you exceed your commercial real estate goals and secure long-term success!

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