

## SPEARS CREEK PARCEL

123 SPEARS CREEK CHURCH LN, ELGIN, SC 29045

**SALE PRICE**

**\$275,000**

Property Name: Spears Creek Parcel  
Property Address: 123 Spears Creek Church Ln, Elgin, SC 29045  
Property Type: Land  
APN: R28800-02-17  
Lot Size: 8.77 AC  
Zoning: RU - Rural District

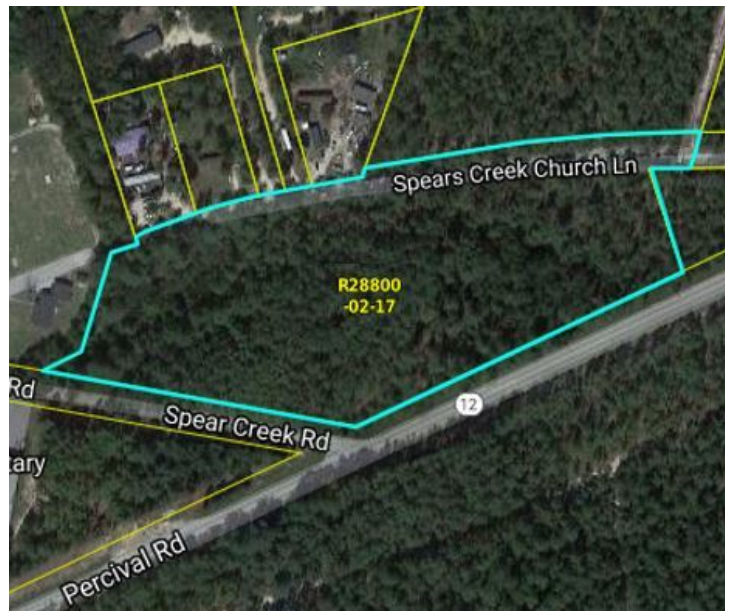
### PROPERTY OVERVIEW

Land Sale

### LOCATION OVERVIEW

8.77 acre site located in Columbia, SC just off Interstate 20 at exit 82. Site uses could be retail, office, restaurant or light industrial. 665 +/- Feet of Frontage on Percival Road (10,001 VPD).

Land  
For Sale



Presented By:

**Jonathan Crawford**

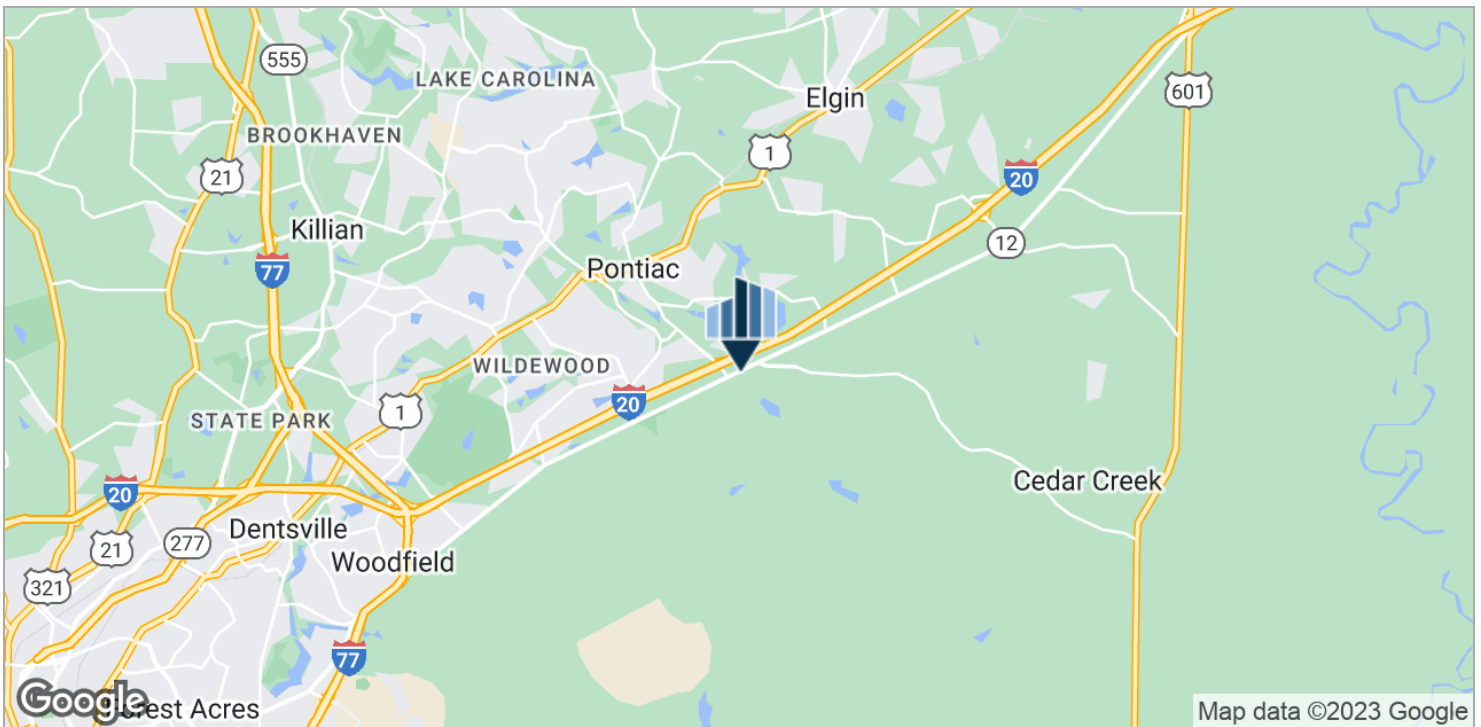
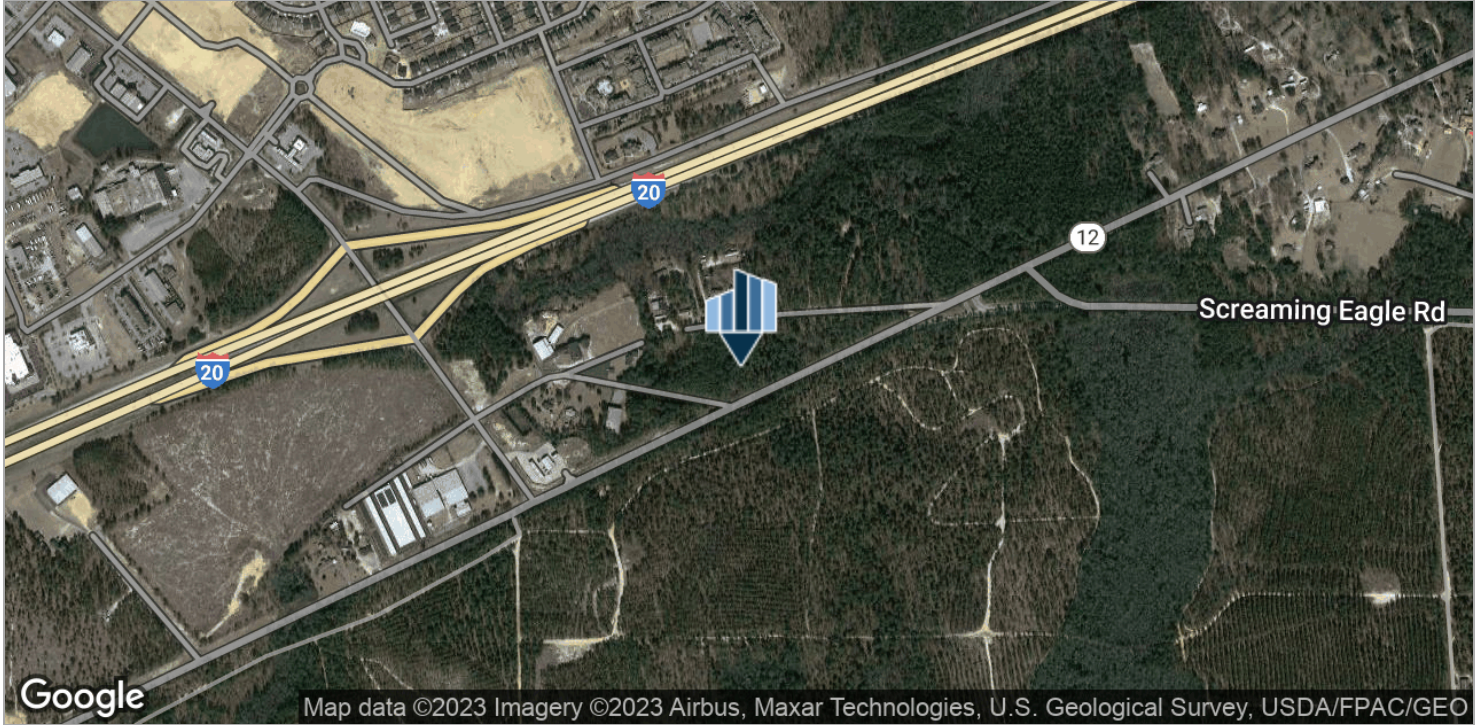
Development Associate

706.854.6738

jonathan.crawford@southeastern.company

# SPEARS CREEK PARCEL

123 SPEARS CREEK CHURCH LN, ELGIN, SC 29045



Presented By:

**Jonathan Crawford**

Development Associate

706.854.6738

jonathan.crawford@southeastern.company

# SPEARS CREEK PARCEL

123 SPEARS CREEK CHURCH LN, ELGIN, SC 29045

Land  
For Sale



Presented By:

**Jonathan Crawford**

Development Associate

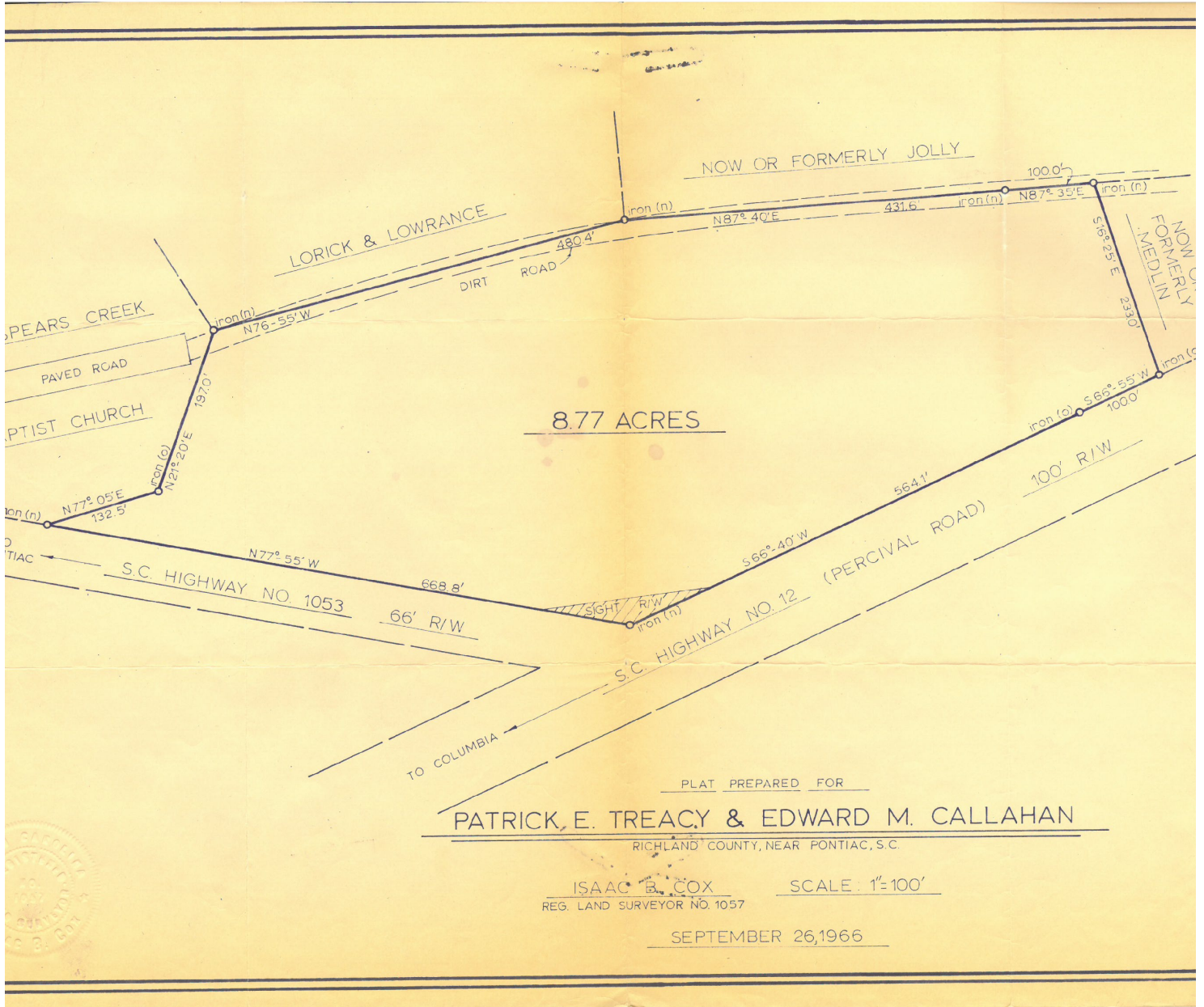
706.854.6738

[jonathan.crawford@southeastern.company](mailto:jonathan.crawford@southeastern.company)

# SPEARS CREEK PARCEL

123 SPEARS CREEK CHURCH LN, ELGIN, SC 29045

Land  
For Sale



Presented By:

**Jonathan Crawford**

Development Associate

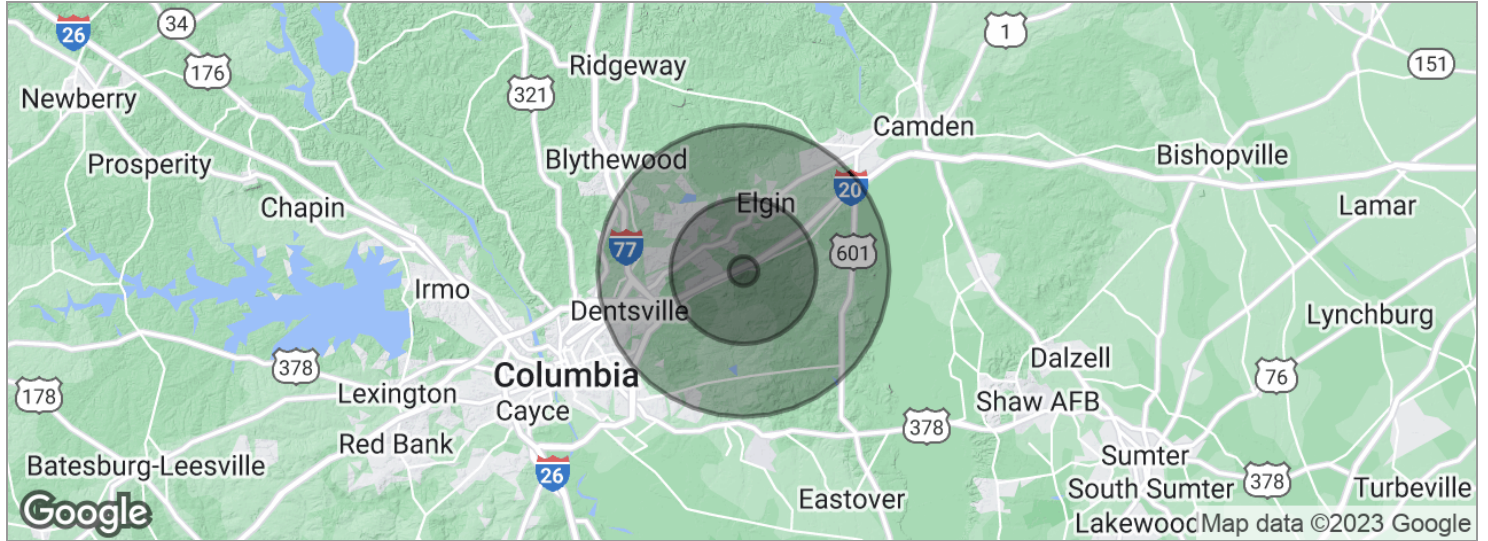
706.854.6738

jonathan.crawford@southeastern.company

# Land For Sale

## SPEARS CREEK PARCEL

123 SPEARS CREEK CHURCH LN, ELGIN, SC 29045



POPULATION	1 MILE	5 MILES	10 MILES
Total population	837	35,973	154,986
Median age	35.8	36.1	34.4
Median age (male)	34.3	35.2	33.1
Median age (Female)	36.6	36.8	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	319	13,751	55,644
# of persons per HH	2.6	2.6	2.8
Average HH income	\$76,216	\$86,966	\$73,460
Average house value	\$409,648	\$369,066	\$220,957

\* Demographic data derived from 2020 ACS - US Census

Presented By:

**Jonathan Crawford**

Development Associate

706.854.6738

jonathan.crawford@southeastern.company

## SPEARS CREEK PARCEL

123 SPEARS CREEK CHURCH LN, ELGIN, SC 29045

# Land For Sale

### SALE PRICE

**\$275,000**

### LOCATION INFORMATION

Building Name	Spears Creek Parcel
Street Address	123 Spears Creek Church Ln
City, State, Zip	Elgin, SC 29045
County/Township	Richland

### LAND

Number Of Lots	1
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### PROPERTY DETAILS

Property Type	Land
Zoning	RU - Rural District
Lot Size	8.77 Acres
APN#	R28800-02-17
Lot Frontage	665
Lot Depth	430
Corner Property	Yes
Traffic Count	10,001
Traffic Count Street	Percival Road
Traffic Count Frontage	665

### PARKING & TRANSPORTATION

Street Parking	Yes
----------------	-----

### UTILITIES & AMENITIES

Power	Yes
-------	-----

Presented By:

**Jonathan Crawford**

Development Associate

706.854.6738

jonathan.crawford@southeastern.company