

# TROTTER & RAWLINSON RD

Columbia, SC 29209



## Available for Sale

+/- 49.37 AC Land

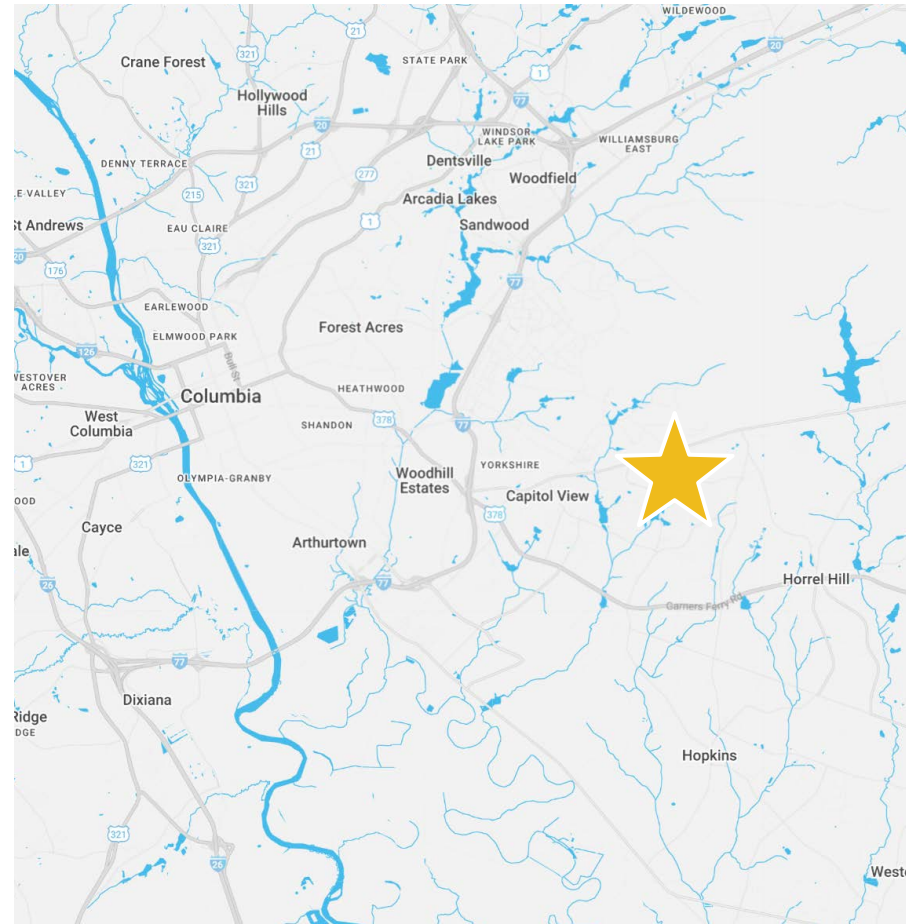
 **WHITESIDE**  
PROPERTIES



# Property Overview

Whiteside Properties is pleased to offer approximately 49.37 acres of land available for sale right off Trotter and Rawlinson Roads in Southeast Richland County SC. The acreage presents a medium-density residential development opportunity in a quickly growing submarket in the Capitol City of South Carolina. Nearby home builder activity includes developments from DR Horton, Stanley Martin, McGuinn Homes, and Ryan Homes. The location is roughly 10 miles from downtown Columbia and offers convenient access to major interstates, Fort Jackson, and the University of South Carolina.

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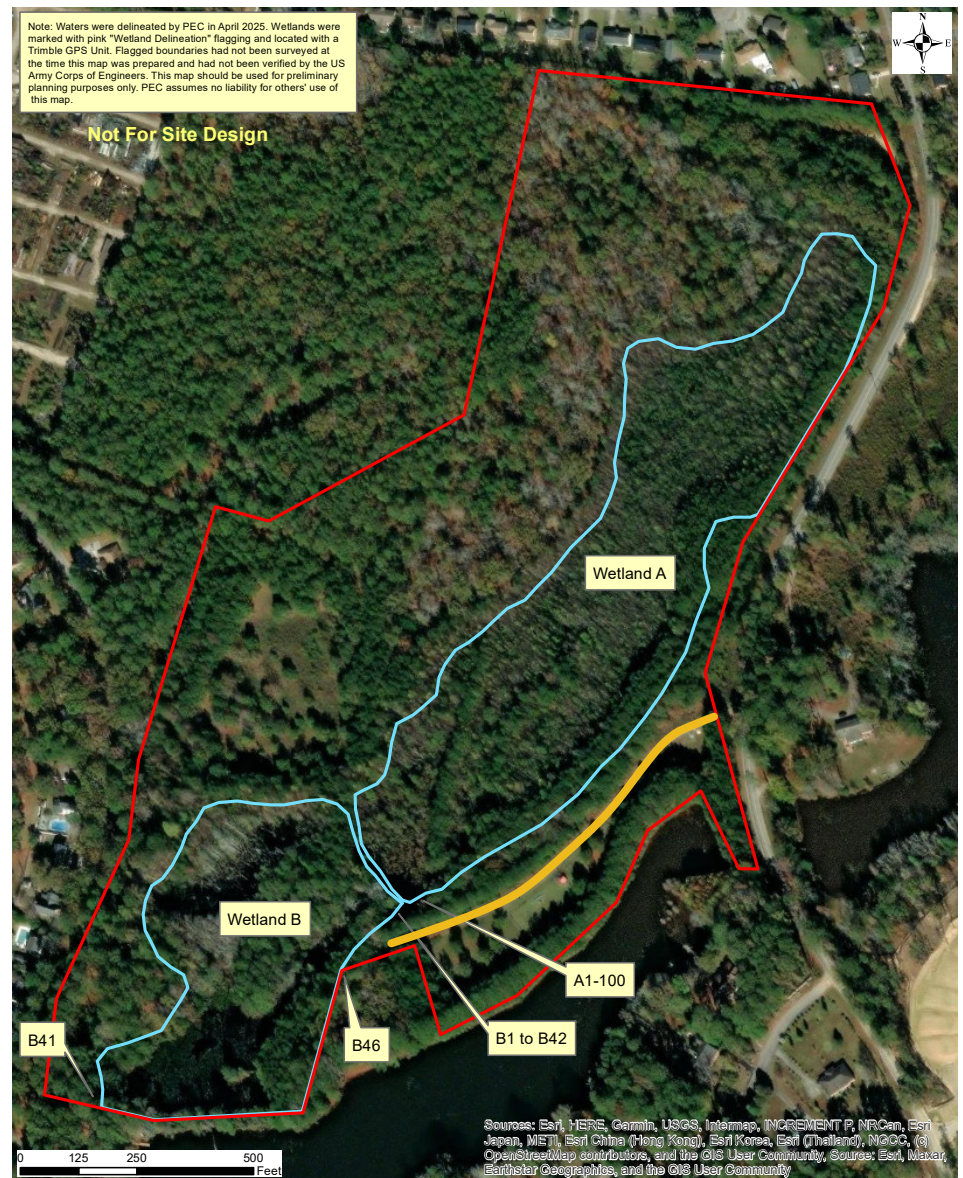
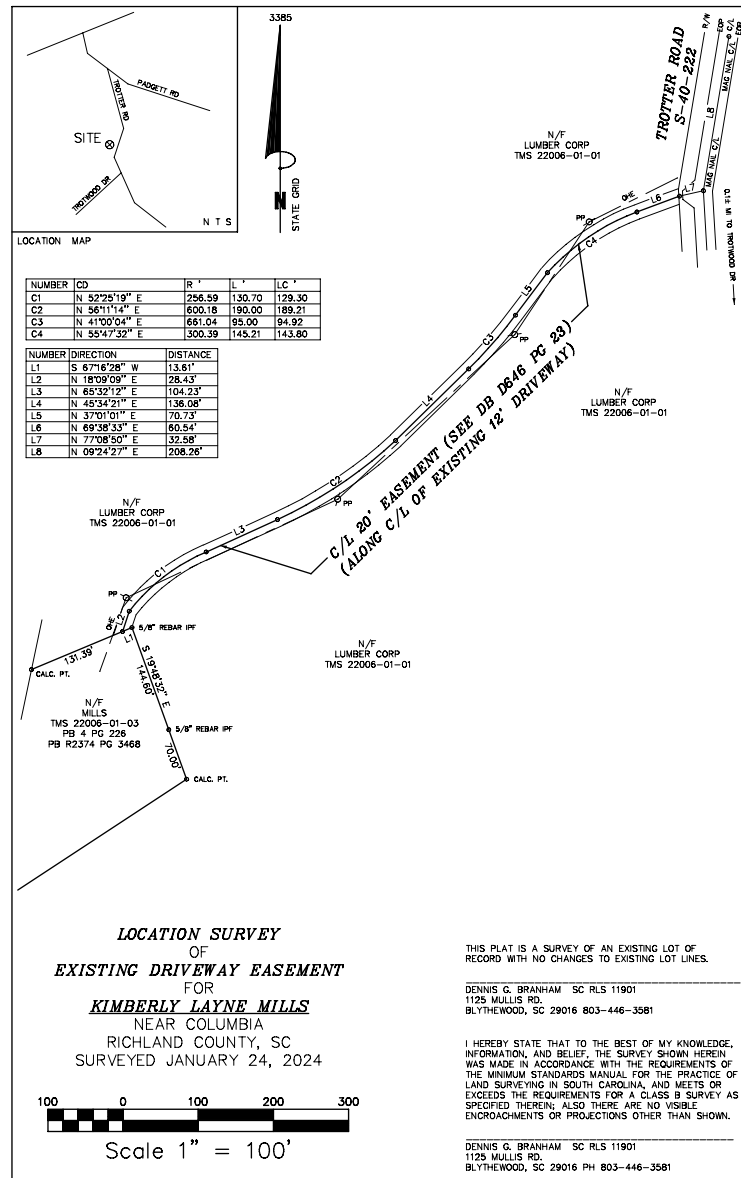
ADDRESS	Trotter & Rawlinson Roads   Columbia, SC 29209
ACREAGE	+/- 49.37 AC
PARCEL ID	<a href="#">R22006-01-01</a> & <a href="#">R22002-02-02</a>
ZONING	R3
WATER & SEWER	Municipal utilities nearby – Buyer to independently verify exact location
SALE PRICE	Call for Pricing

# Wetlands Delineation



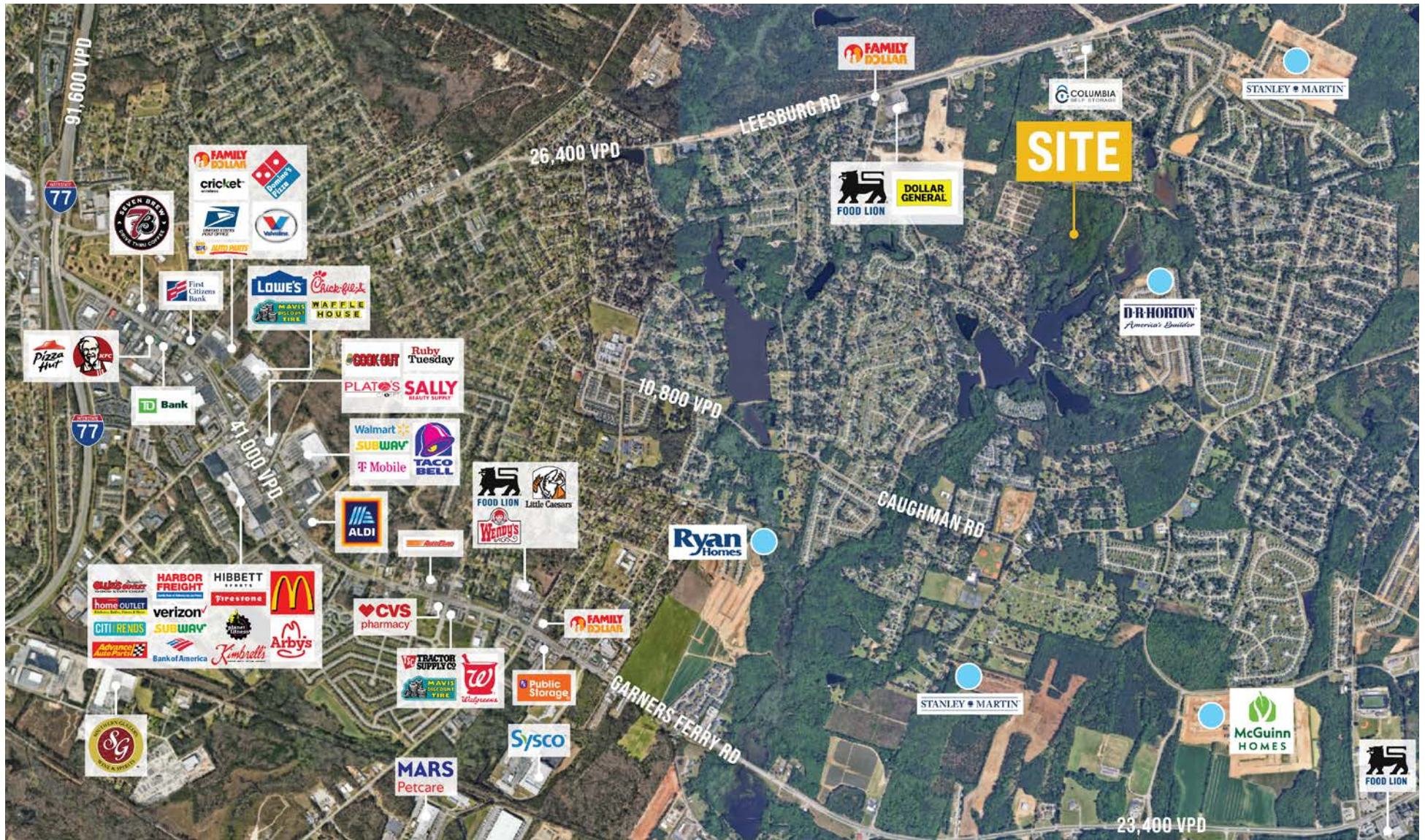


# Drive Easement Survey





# Location Overview





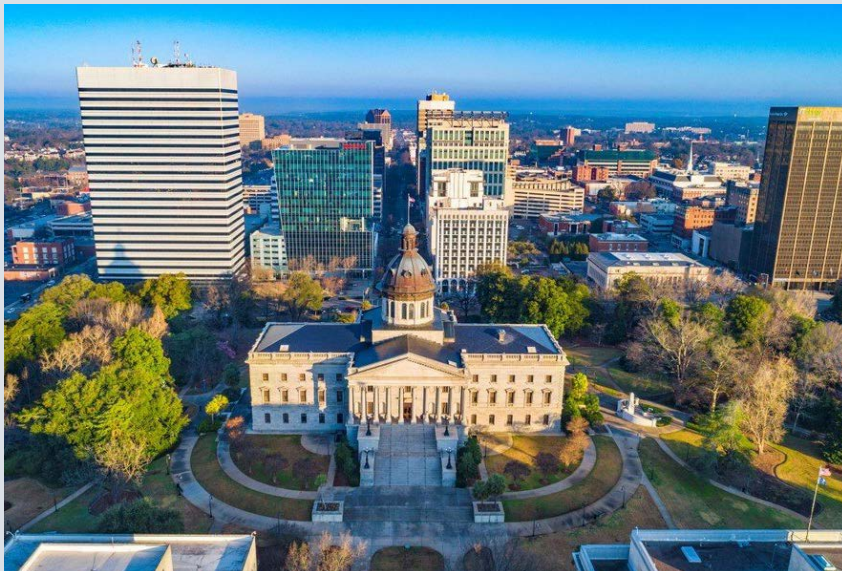
# Metro Columbia

## South Carolina

With more than 800,000 residents across six counties, the greater metropolitan region (commonly referred to as the Midlands) has the second largest population in South Carolina. Columbia, the state's capital city, stretches across Richland and Lexington counties.

Columbia is home to the University of South Carolina, whose attractive and historic campus is in the south part of the downtown area and adds a dose of college town feel, amenities, and sports-related entertainment.

Beautiful older residential areas extend east with a clear antebellum imprint and great home values. Columbia's cost of living is 15.7% lower than the US average, making it an attractive city for both young, working families and retirees.





# Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.