

Land For Sale

2720

Park Street

Columbia, SC 29201

- » ± 0.95 acre unimproved lot in close proximity to Columbia's Central Business District, Cottontown, & the Bull Street District
- » Medium density residential development opportunity
- » Zoned RM-2 (Residential Mixed District)
- » Zoning Jurisdiction: City of Columbia
- » Situated between Earlewood and Elmwood neighborhoods



SALE PRICE: \$249,000



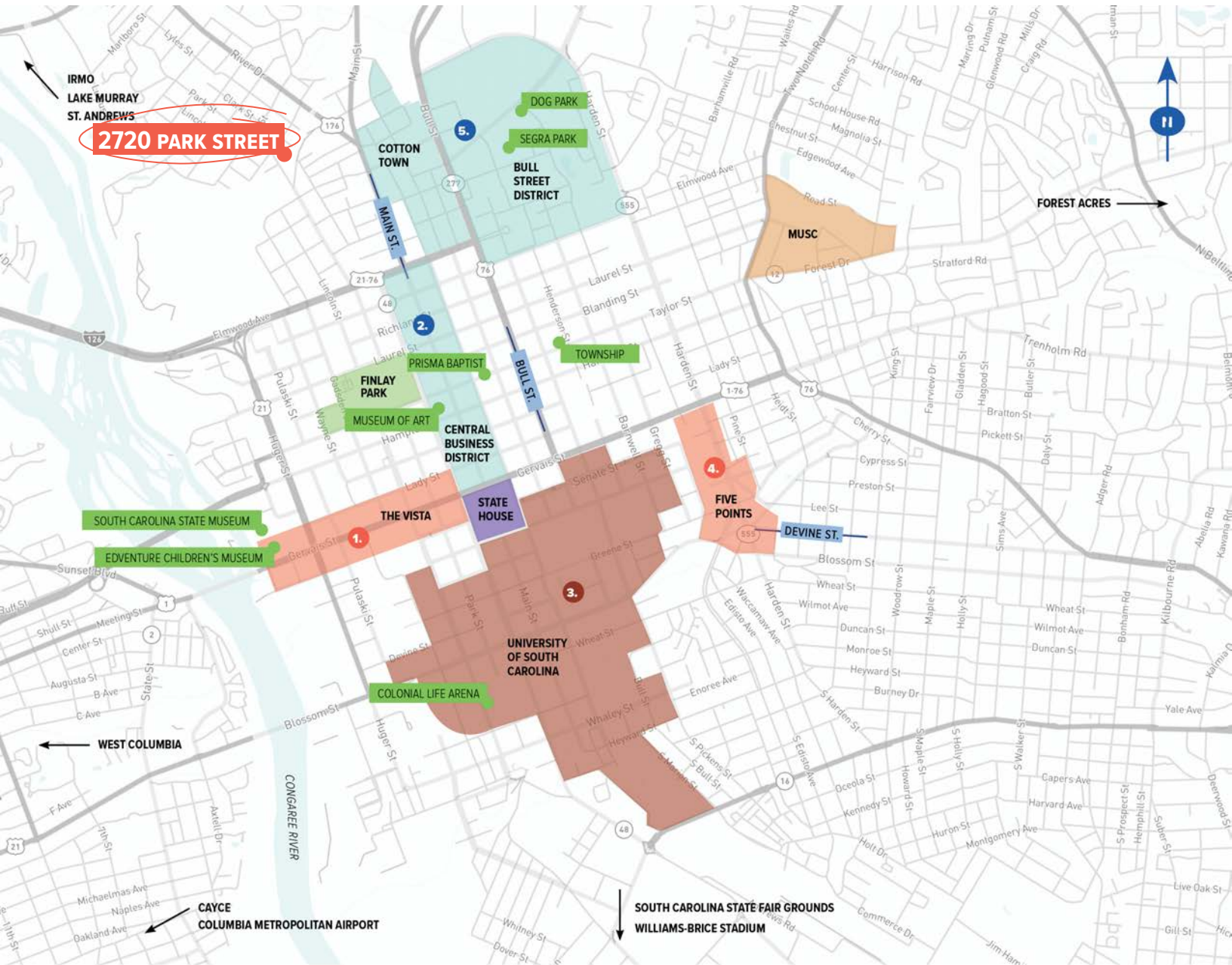
CONTACT
for sale
information

Rob Lapin / 803.567.1536 / rlapin@trinity-partners.com
Macon Lovelace, SIOR / 803.567.1431 / mlovelace@trinity-partners.com
John Coleman / 803.567.1876 / jcoleman@trinity-partners.com

TRINITY
PARTNERS

Ideal Location

2720 Park Street
Columbia, SC 29201



1.
 - PUBLIX
 - THE UPS STORE
 - CHIPOTLE
 - BLUE MARLIN
 - LONG HORN STEAKHOUSE
 - SOUTH STATE BANK
 - PEARLZ
 - GRILL MARKS
 - LIBERTY TAP ROOM
 - PANERA BREAD
 - CRAFT AXE THROWING
2.
 - CANTINA 67
 - HALLS CHOPHOUSE
 - THE GRAND ON MAIN
 - USPS
 - HOTEL TRUNDLE
 - WELLS FARGO
 - TD BANK
 - SMOKED
 - MARKET ON MAIN
 - MAST GENERAL STORE
 - SODA CITY MARKET
3.
 - 1801 GRILLE
 - THIRSTY FELLOW
 - CALIFORNIA DREAMING
 - CVS
 - TIO'S MEXICAN
 - HIBACHI HOUSE
 - COOL BEANS COFFEE
 - HUNTER-GATHERER
 - WENDY'S
 - DOMINO'S
 - MARRIOTT
4.
 - COOK OUT
 - CHICK-FIL-A
 - PUBLICO
 - SALUDA'S
 - INSOMNIA COOKIES
 - PAWLEYS FRONT PORCH
 - HOME TEAM BBQ
 - FOOD LION
 - FALAFAL KING
 - MR. FRIENDLY'S
 - CLAUSSEN'S
5.
 - PUBLICO
 - STARBUCKS
 - SPOTTED SALAMANDER
 - CAFE & CATERING
 - INDAH COFFEE
 - CURIOSITY COFFEE BAR
 - REI
 - NO NAME DELI
 - CHESTNUT COTTAGE
 - BED & BREAKFAST
 - DOLLAR GENERAL

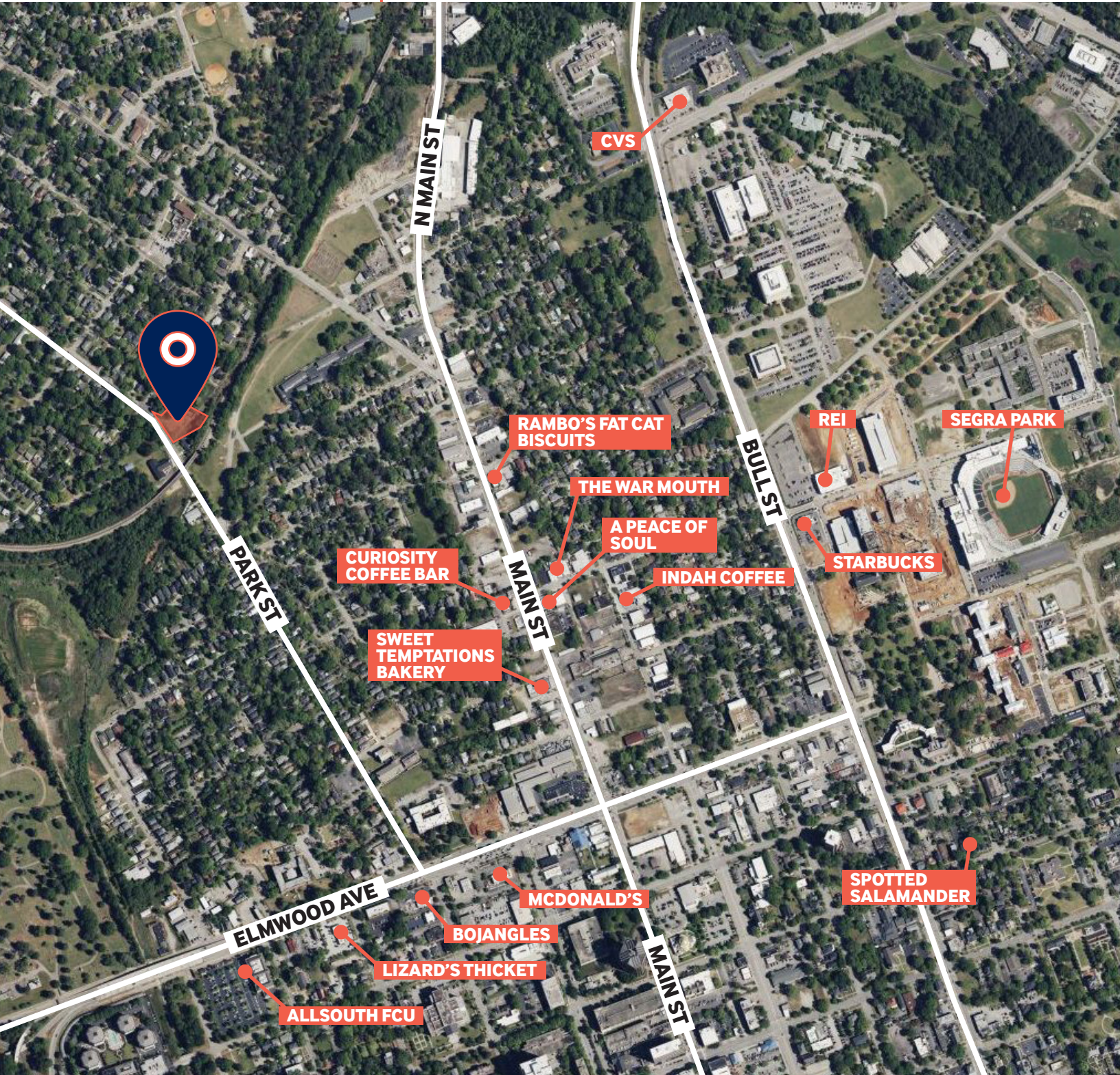
CONTACT
for sale
information

Rob Lapin / 803.567.1536 / rlapin@trinity-partners.com
Macon Lovelace, SIOR / 803.567.1431 / mlovelace@trinity-partners.com
John Coleman / 803.567.1876 / jcoleman@trinity-partners.com

**TRINITY
PARTNERS**

Points of Interest

2720 Park Street
Columbia, SC 29201



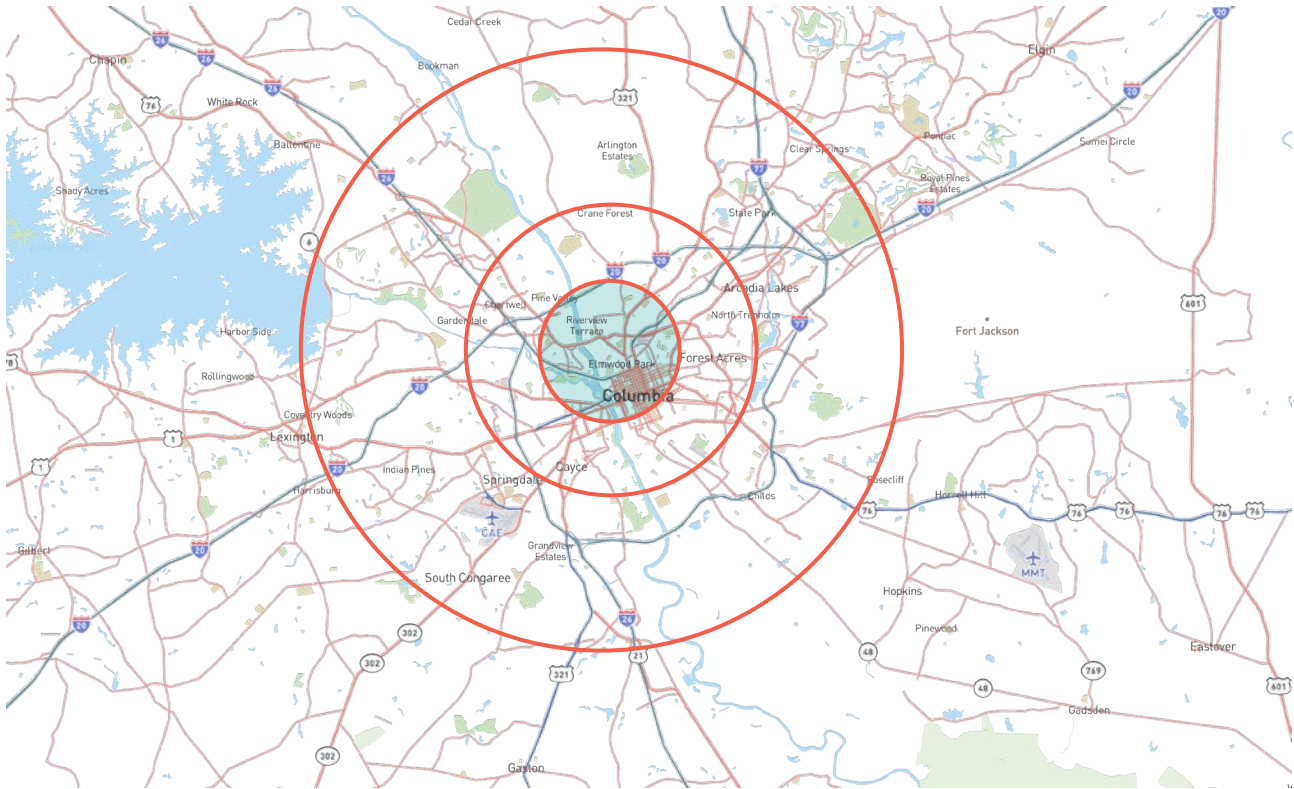
CONTACT
for sale
information

Rob Lapin / 803.567.1536 / rlapin@trinity-partners.com
Macon Lovelace, SIOR / 803.567.1431 / mlovelace@trinity-partners.com
John Coleman / 803.567.1876 / jcoleman@trinity-partners.com

TRINITY
PARTNERS

Demographics

2720 Park Street
Columbia, SC 29201



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,223	74,243	161,041
Average Age	32.9	31.8	34.8
Average Age (Male)	32.9	30.6	32.7
Average Age (Female)	32.9	33.4	36.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,573	36,360	78,066
Persons per HH	1.7	2.0	2.1
Average HH Income	\$61,135	\$47,600	\$55,412
Average House Value	\$174,994	\$148,275	\$156,941

CONTACT

Rob Lapin / 803.567.1536 / rlapin@trinity-partners.com
 Macon Lovelace, SIOR / 803.567.1431 / mlovelace@trinity-partners.com
 John Coleman / 803.567.1876 / jcoleman@trinity-partners.com

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



RM-2: Residential Mixed District

Purpose

The purpose of the Residential Mixed (RM-2) District is to provide lands that accommodate moderate-density mixed residential development that allows single-family, two-family, townhouse, and medium-scale multi-family dwellings.

The street network is gridded and buildings are located close to, and oriented toward, the street.

Intensity and Dimensional Standards

Standard	Townhouse	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	3,000
Lot Width, min. (ft.)	75[1]/18[2]	40
Lot Depth, min. (ft.)	60	60
Lot Coverage, max. (% of site area)	50	50
Density, max. (du/acre)	N/A	17.2
Front Yard Setback, min. (ft.)	15	15
Side Yard Setback, min. (ft.)	[3]	5
Rear Yard Setback, min. (ft.)	10	10
Building Height, max. (ft.)	50	50

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED

Cottage neighborhood development	Place of worship ²	Crop production and processing ²
Dwelling, live-work ¹	Public safety facility	
Dwelling, multifamily	Elementary, middle, or high school ²	
Dwelling, single-family detached	Arboretum or botanical garden ²	
Dwelling, townhouse	Cemetery ²	
Dwelling, two-family	Park or greenway ¹	
Community recreation center	Utility facility, major ²	
Cultural facility ²	Utility facility, minor	
Day care facility ¹	Dry cleaning pick-up ¹	
Library	Grocery store or food market ²	
	Community garden ¹	

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.