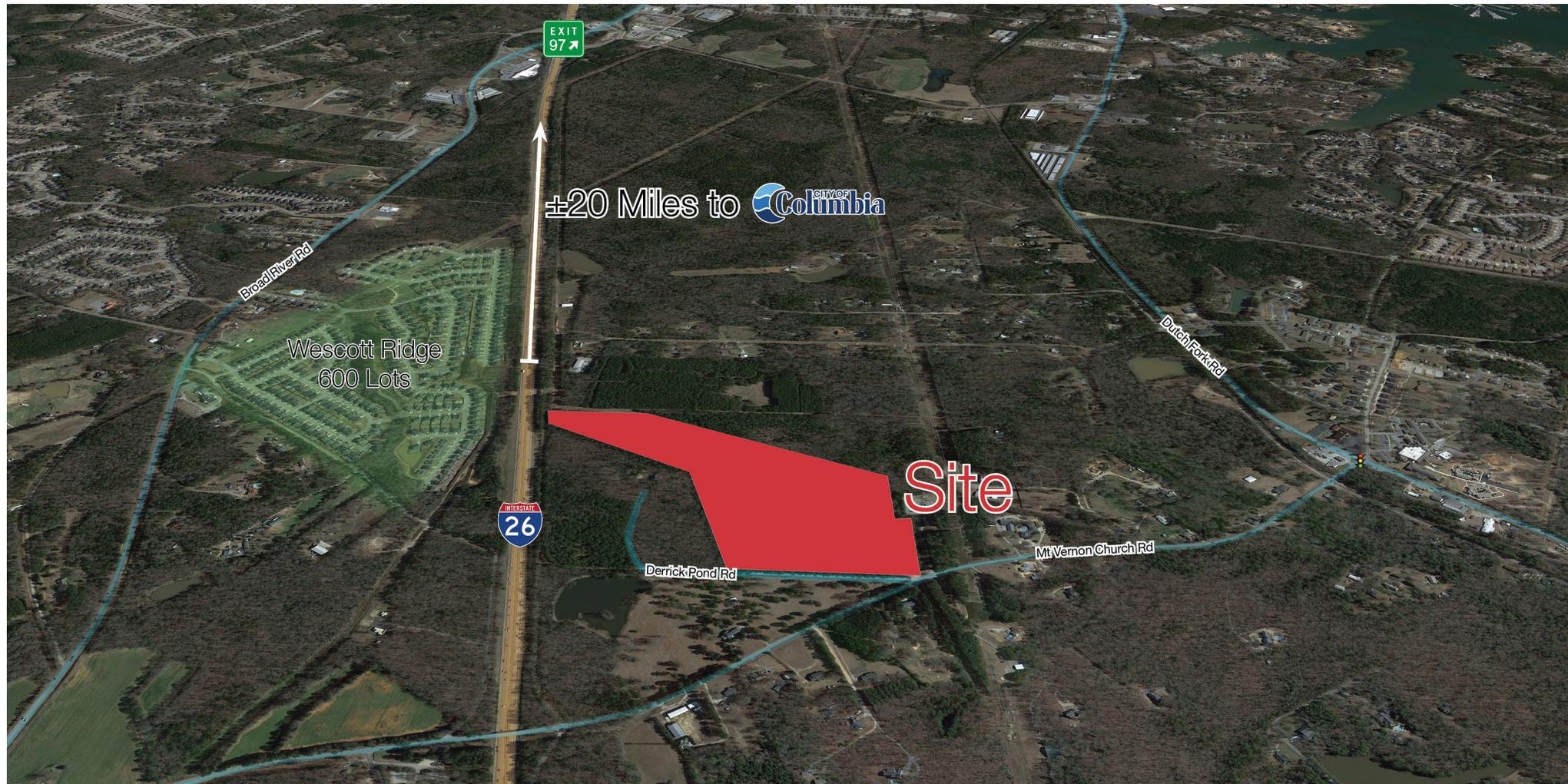


# Derrick Pond Road & Mt. Vernon Church Road

FOR SALE

47.41± Acres  
Development Opportunity



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This ±47.41-acre tract is positioned in the White Rock area between Ballentine and Chapin, in the Columbia, South Carolina MSA. The property offers quick access to major transportation corridors, top-rated schools, and Lake Murray recreational amenities — making it an exceptional opportunity for residential development.

## Location Overview

This ±47.41-acre tract is positioned in the White Rock area between Ballentine and Chapin, in the Columbia, South Carolina MSA. The property offers quick access to major transportation corridors, top-rated schools, and Lake Murray recreational amenities — making it an exceptional opportunity for residential development.

## Connectivity

The property is accessed via Mt. Vernon Church Road and Derrick Pond Road, providing multiple points of ingress/egress and convenient access to regional corridors:

- U.S. Highway 76 (Broad River Road) – 1.7 miles
- Chapin Road (SC-48) – 3.0 miles
- I-26, Exit 97 (Peak) – 3.5 miles
- I-26, Exit 91 (Chapin) – 6.0 miles
- I-20 Interchange – 10 miles
- Downtown Columbia – 20 miles

## Surrounding Amenities

- Ballentine – Grocery stores, retail, restaurants, and services (5 minutes)
- Downtown Chapin – Local shops, restaurants, schools, and community parks (7 minutes)
- Lake Murray access – Public boat landings, marinas, and waterfront recreation (10 minutes)
- Harbison retail district – Regional shopping and dining hub (15 minutes)

## School District

The property is located in Lexington-Richland School District Five, one of the most sought-after districts in the Midlands, known for strong academic performance, extracurricular offerings, and community involvement.

## Sale Price

**\$950,000**



## 1 MILE RADIUS

Summary	2025	2030
Population	1,836	1,851
Households	638	658
Families	515	527
Average Household Size	2.85	2.79
Owner Occupied Housing Units	584	607
Renter Occupied Housing Units	54	50
Median Age	38.8	38.2
Average Household Income	\$134,048	\$151,333

## 3 MILE RADIUS

Summary	2025	2030
Population	18,508	18,948
Households	6,796	7,115
Families	5,364	5,581
Average Household Size	2.69	2.63
Owner Occupied Housing Units	6,142	6,504
Renter Occupied Housing Units	654	611
Median Age	41.1	41.2
Average Household Income	\$154,123	173,574

## 5 MILE RADIUS

Summary	2025	2030
Population	38,199	39,466
Households	14,328	15,116
Families	11,128	11,668
Average Household Size	2.65	2.59
Owner Occupied Housing Units	12,944	13,810
Renter Occupied Housing Units	1,384	1,306
Median Age	41.7	42.0
Average Household Income	\$150,456	\$170,094

# Contact

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