

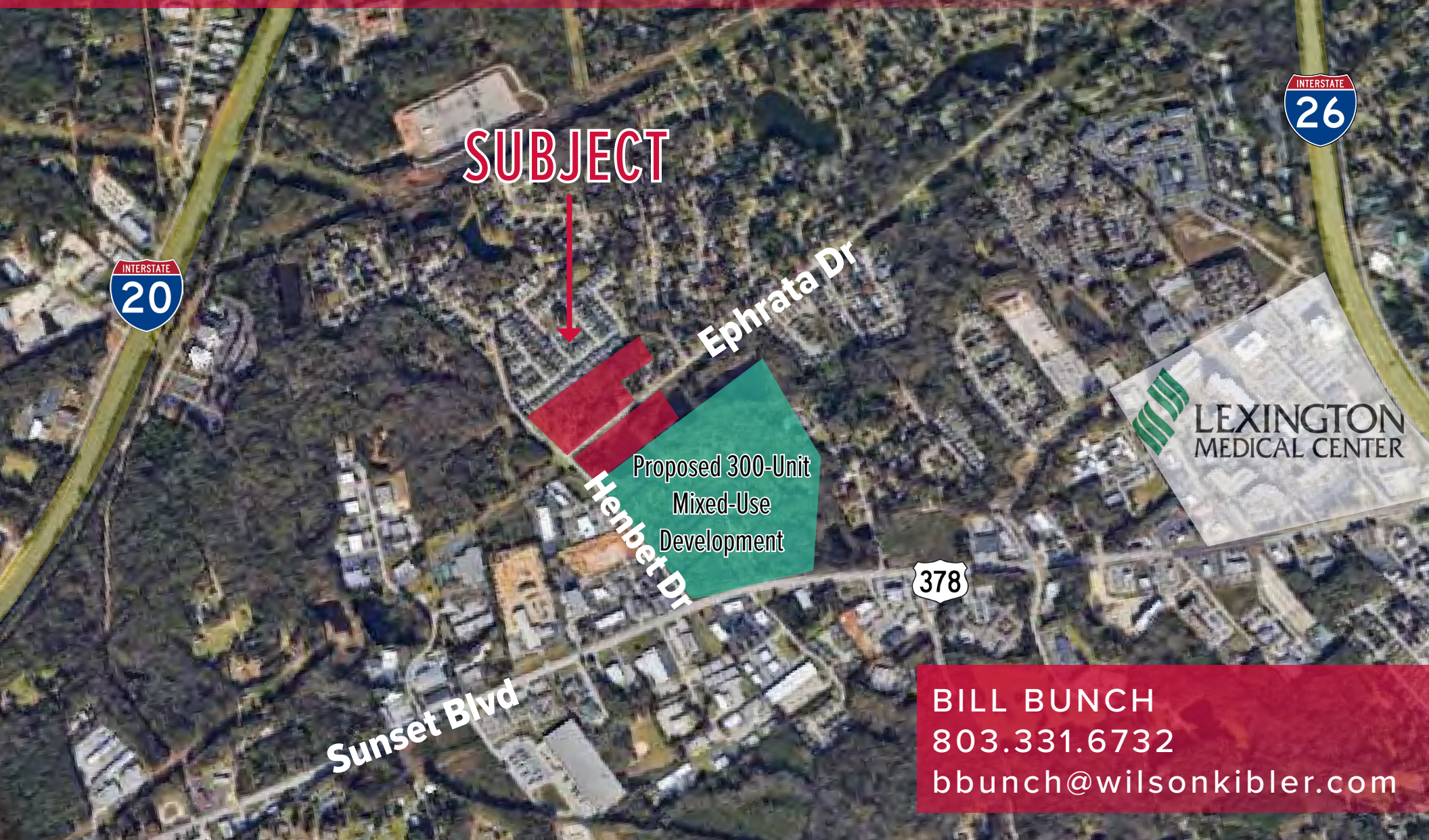
# Lexington Development Tract

±8.33 AC JUST OFF SUNSET BLVD



Wilson Kibler

[www.wilsonkibler.com](http://www.wilsonkibler.com)



**SUBJECT**



Ephrata Dr

Proposed 300-Unit  
Mixed-Use  
Development

Henbet Dr

Sunset Blvd



LEXINGTON  
MEDICAL CENTER

BILL BUNCH  
803.331.6732  
[bbunch@wilsonkibler.com](mailto:bbunch@wilsonkibler.com)





Hempet Dr

Ephrata Dr

Intramed Plus

Associates in Oral & Maxillofacial Surgery

Prisma Health Internal Medicine

Family Medical Centers of SC

Lexington Pediatric

**SUBJECT**

Sunset Blvd

West Side Medical Center

Medshore Ambulance Services

LMC Health Directions

Capital City Medicine

NHC Healthcare

Lagniappe Medical Clinic

Medcare Urgent Care

**Lexington**  
*Development Tract*

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# Parcel Aerial



BILL BUNCH | 803.331.6732 | [bbunch@wilsonkibler.com](mailto:bbunch@wilsonkibler.com)

WILSON KIBLER COLUMBIA | 803.779.8600 | [wilsonkibler.com](http://wilsonkibler.com)

The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

±8.33 Total Acres in Two (2) Parcels of  
±5.93 and ±2.40 AC

Zoning: Rural Unimproved

Utilities: Water & Sewer available to Site

Price: \$1,249,500 (\$150,000/AC)

| <b>Income Demographics</b>     | 2-mile   | 5-mile   | 10-mile  |
|--------------------------------|----------|----------|----------|
| Avg Household Income           | \$73,800 | \$69,859 | \$76,734 |
| Median Household Income        | \$54,990 | \$49,894 | \$53,265 |
| <b>Population Demographics</b> | 2-mile   | 5-mile   | 10-mile  |
| 2021 Population                | 16,745   | 128,694  | 372,079  |
| 2026 Population Projection     | 17,726   | 134,294  | 387,049  |
| Median Age                     | 41.1     | 37.2     | 36.5     |

## Demographics



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