

Development Site for Sale

Dutch Fork Rd. | NW Columbia, SC MSA



ASKING PRICE:
\$795,000

EXCLUSIVE BROKER:

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Property Highlights

- 2.6+/- Acres
- High Growth Area between Chapin & Ballentine close to Lake Murray
- Excellent Location w/Access to Two Streets
- Located on a Corner Parcel w/ Traffic Light at Intersection
- High Traffic Counts: Dutch Fork Rd. 28,200 VPD and I-26 49,100 VPD
- Richland County Zoning: MU-1
- Utilities: All Available to Site
- Easy access to Interstate 26



Location Overview



28,200 VPD on
Dutch Fork Rd.



Interstate 26
less than 2
miles away



2.6+/- Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	2,686	15,892	40,085
Med HH Income	\$93,586	\$112,637	\$109,658
Avg HH Income	\$124,113	\$148,669	\$145,077









