

Capital City
Lake Murray
Country



Dutch Fork Rd. & Marina Rd.
Irmo, South Carolina

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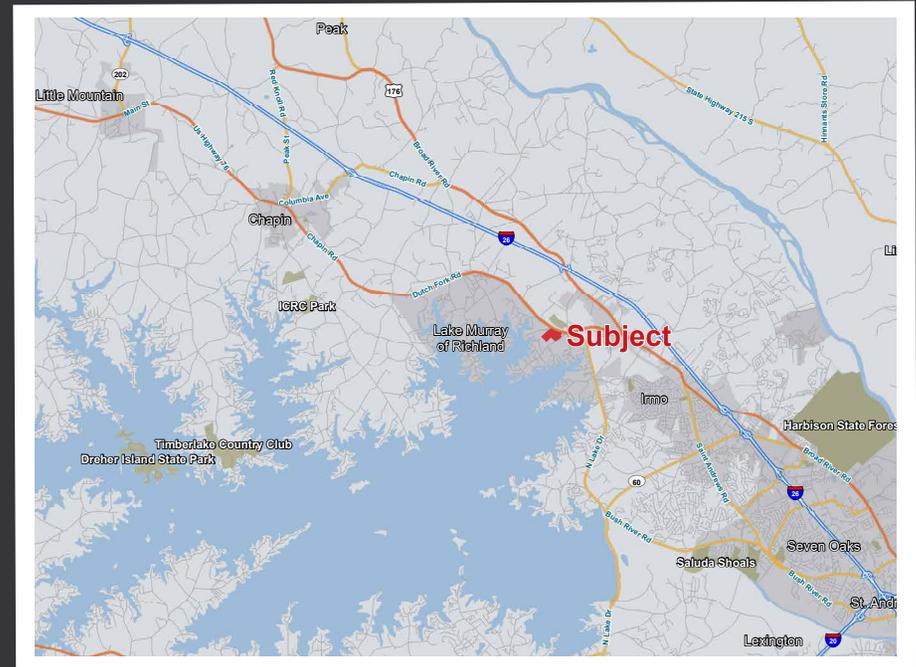
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Property Features

Formerly part of 1531 Dutch Fork Road, Irmo, SC 29063

- Total acreage: ±18.08 AC
- Utilities:
 - Water: City of Columbia (16" DF Rd / 8" Marina Road)
 - Sewer: Blue Granite Water Company (Force Main)
- Traffic counts: Dutch Fork Road – 25,600 VPD, Marina Road – 2,700 VPD
- School District: Lexington-Richland School District 5
- Interstate access: I-26; approximately 1.3-miles to I-26 (Exit 97)
- Lease with AT&T through April 30, 2026, for \$4,500.00 per year, located off Marina Road.

Sale price: \$3,900,000



Aerial



Irmo & Lake Murray

IRMO, SOUTH CAROLINA IS ONE OF THE MOST SOUGHT-AFTER PLACES TO LIVE IN THE COUNTRY. ALSO KNOWN AS THE

GATEWAY TO LAKE MURRAY



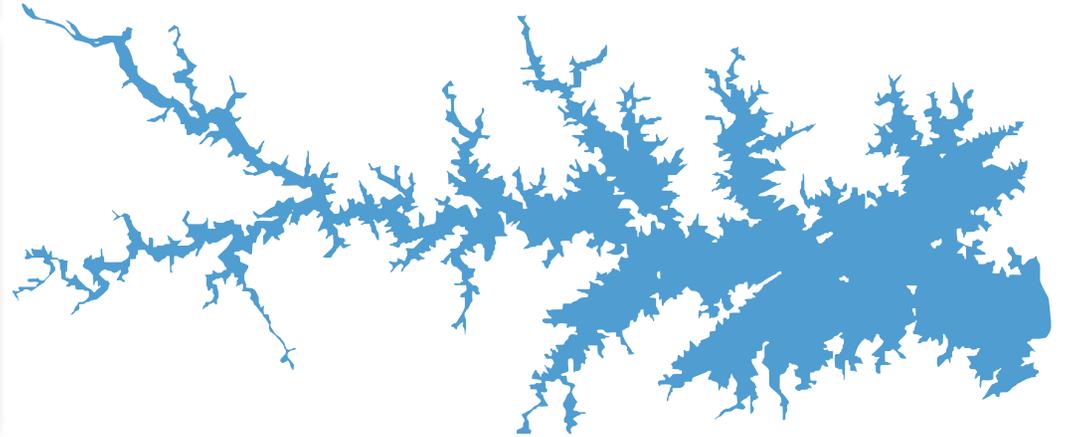
IRMO QUICK FACTS

TOTAL POPULATION | 12,006

HOUSEHOLDS | 4,787

MEDIAN HOUSEHOLD INCOME | \$76,243

MEDIAN AGE | 38.2



About Lake Murray

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Lake Murray is the crown jewel of South Carolina. The lake offers fishing, boating, sailing, hiking, biking and more. Located west of downtown Columbia, here are some facts about Lake Murray:

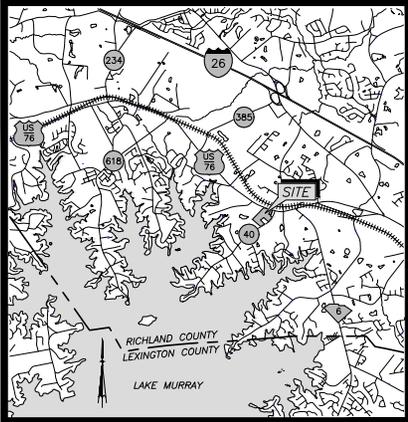
MILES OF SHORELINE | 620 MILES

ACRES OF WATER | 48,579

COUNTIES LAKE IS WITHIN | LEXINGTON, NEWBERRY,
RICHLAND, SALUDA

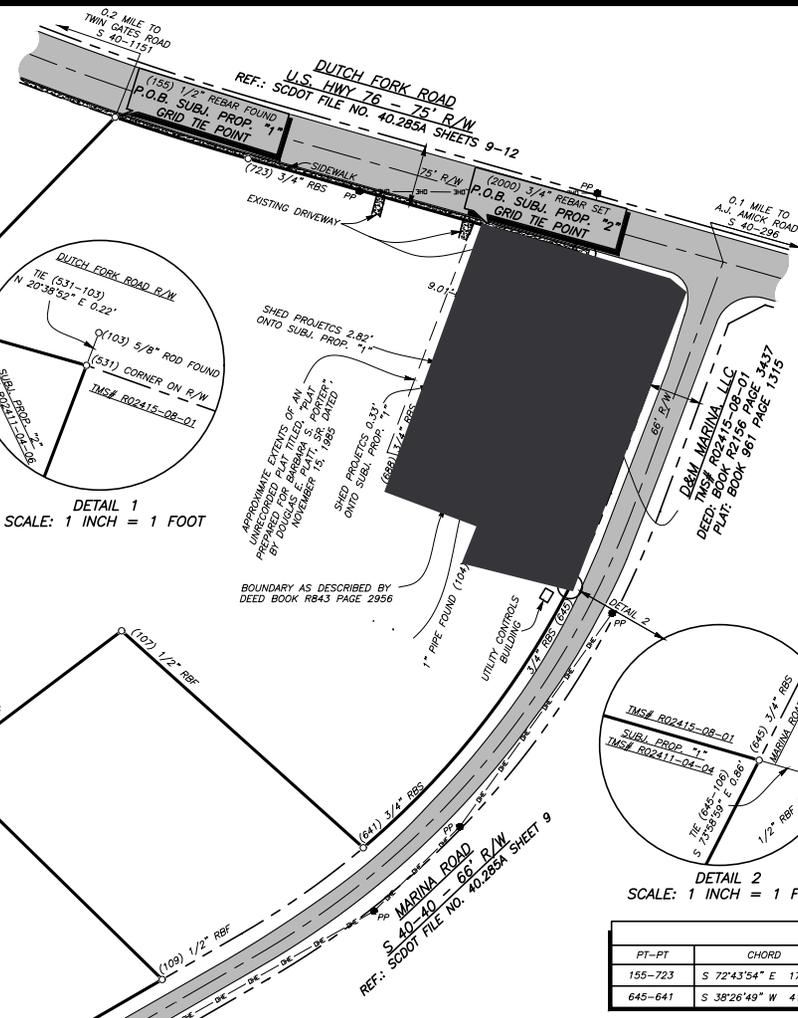
AVERAGE DEPTH | 41.5 FEET

Source: South Carolina Department of Natural Resources | Experience Columbia



STATE GRID NORTH
BY GNSS
FROM SCVRS
NAD83 (2011)

LOCATION SKETCH
SCALE: 1 INCH = 1 MILE



GEODETIC AND SC STATE GRID POINT DATA

HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD 88

POINT NUMBER: 155
SC GRID COORDINATES
NORTH: 833,898.75'
EAST: 1,927,101.76'
GEODETIC COORDINATES:
LATITUDE: N 34°07'30.2765"
LONGITUDE: W 81°14'27.2581"

POINT NUMBER: 2000
SC GRID COORDINATES
NORTH: 833,760.81'
EAST: 1,927,573.72'
GEODETIC COORDINATES:
LATITUDE: N 34°07'28.9225"
LONGITUDE: W 81°14'21.6369"

COORDINATE DERIVATION: GNSS
COMBINED REDUCTION FACTOR: 0.99990884
MEASUREMENTS SHOWN ARE FIELD SURVEY DISTANCES.
NOTE: THIS TIE DATA TO BE USED FOR LOCATION ONLY.

SUBJECT PROPERTY "1"
18.08 ACRES

PT-PT	BEARING	DISTANCE
155-723	SEE CURVE TABLE	
723-2000	S 74°14'47" E	316.74'
2000-688	S 20°50'42" W	349.22'
688-690	S 69°09'18" E	121.00'
690-104	S 20°50'42" W	46.40'
104-105	S 73°52'52" E	103.60'
105-645	S 73°59'02" E	29.19'
645-641	SEE CURVE TABLE	
641-107	N 48°11'46" W	407.60'
107-108	S 53°00'43" W	280.17'
108-109	S 45°42'09" E	383.96'
109-110	S 60°01'10" W	307.58'
110-141	N 49°16'28" W	713.04'
141-151	N 44°14'40" E	448.85'
151-155	N 44°11'15" E	623.37'

SUBJECT PROPERTY "2"
0.99 ACRE

PT-PT	BEARING	DISTANCE
2000-531	S 74°14'47" E	121.48'
531-690	S 20°50'42" W	360.00'
690-688	N 69°09'18" W	121.00'
688-2000	N 20°50'42" E	349.22'

CURVE TABLE

PT-PT	CHORD	DELTA	RADIUS	L-ARC	RADIUS PT.
155-723	S 72°43'54" E 175.10'	003°01'47"	3,311.81'	175.12'	593
645-641	S 38°26'49" W 418.13'	022°48'42"	1,057.17'	420.90'	588

SUBJECT PROPERTY "1"
18.08 ACRES
TMS# R02411-04-04
AVAILABLE

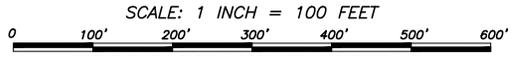
LEGEND

- RBS REBAR SET
- RBF REBAR FOUND
- R/W RIGHT-OF-WAY
- - - CHAIN LINK FENCE
- - - R/W
- - - OVERHEAD ELECTRIC LINE
- LIGHT POLE
- POWER POLE

- NOTES:**
- SUBJECT PROPERTY REFERENCES:
SUBJECT PROPERTY "1"
TMS # R02411-04-04
DEED: BOOK R843 PAGE 2958
PLAT: BOOK O PAGE 53

SUBJECT PROPERTY "2"
TMS # R02411-04-06
DEED: BOOK R843 PAGE 2956
PLAT: BOOK O PAGE 53
 - ACCORDING TO F.I.R.M. MAP NUMBER #45079C0201L, DATED DECEMBER 21, 2017, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND ALL MATTERS OF RECORD, EASEMENTS, OR IMPROVEMENTS MAY NOT BE SHOWN.
 - NO PRINT OR ELECTRONIC COPY OF THIS PLAT IS CERTIFIED BY GLENN ASSOCIATES SURVEYING, INC. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND IMPRESSION SEAL OF THE RESPONSIBLE SURVEYOR SHOWN HEREON.

FORMERLY PART OF 1531 DUTCH FORK RD.
LOCATED AT/NEAR 1531 DUTCH FORK ROAD,
BALLENTINE COMMUNITY
RICHLAND COUNTY, SOUTH CAROLINA
JANUARY 18, 2024



SCALE: 1 INCH = 100 FEET

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29065 telephone (803) 345-5297
DRAFT 1/22/24

PARKER DOUGLAS LESLIE; S.C.P.L.S. # 39659

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.



DRAWING BY BEATRICE VISOCKIS

SURVEYOR'S SEAL

SURVEYOR'S SEAL

C.O.A. SEAL

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	CHECKED

NAI Columbia Demographic Profile

Demographic Profile

Dutch Fork Rd & Marina Rd | Irmo, SC

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2023 Age Dist.				Median Household Income			
2020 Census	2,466	27,461	59,271	0 - 4	4.0%	5.6%	5.2%	2023 Estimate	\$105,095	\$98,174	\$92,777
2023 Estimate	2,848	28,643	62,091	5 - 9	5.5%	6.5%	6.0%	2028 Projection	\$114,696	\$107,034	\$103,064
2028 Projection	3,058	29,616	64,211	10 - 14	6.4%	7.2%	6.7%				
% Chg. 2022-2027	7.4%	3.4%	3.4%	15 - 19	6.4%	6.8%	6.6%	Average Household Income			
				20 - 24	3.7%	5.0%	5.0%	2023 Estimate	\$139,448	\$130,148	\$124,489
Households				25 - 34	8.3%	11.7%	11.8%	2028 Projection	\$158,311	\$147,431	\$140,696
2020 Census	957	10,203	22,765	35 - 44	11.9%	13.0%	12.5%				
2023 Estimate	1,120	10,718	23,998	45 - 54	15.1%	14.4%	14.1%	Per Capita Household Income			
2028 Projection	1,217	11,217	25,065	55 - 64	17.5%	14.6%	15.0%	2023 Estimate	\$56,157	\$48,502	\$48,054
				65 - 74	13.8%	10.1%	11.2%	2028 Projection	\$64,335	\$55,604	\$54,852
Families				75 - 84	6.0%	4.0%	4.6%				
2010 Census	471	6,059	14,421	85+	1.3%	1.1%	1.3%	2023 Household Income Dist.			
2023 Estimate	852	8,332	18,022					Less than \$15,000	4.6%	3.5%	4.7%
2028 Projection	923	8,689	18,778	Median Age				\$15,000 - \$24,999	1.9%	2.6%	2.7%
				2010 Census	44.7	38.4	39.2	\$25,000 - \$34,999	2.6%	3.9%	4.8%
2023 Housing Data				2023 Estimate	47.4	40.8	42.1	\$35,000 - \$49,999	11.6%	11.2%	10.4%
Owner Occ. Housing Units	850	9,230	20,341	2028 Projection	47.9	40.9	42.7	\$50,000 - \$74,999	16.1%	15.8%	16.2%
Renter Occ. Housing Units	274	1,488	3,657					\$75,000 - \$99,999	9.3%	13.9%	14.5%
				Average Household Size				\$100,000 - \$149,999	25.3%	23.7%	23.4%
2023 Business Data				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	11.6%	10.6%	9.9%
Total Businesses:	165	512	1,468	2023 Estimate	2.53	2.66	2.58	\$200,000 and Up	17.1%	14.9%	13.3%
Total Employees:	1,875	5,327	15,246	2028 Projection	2.50	2.63	2.55				

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