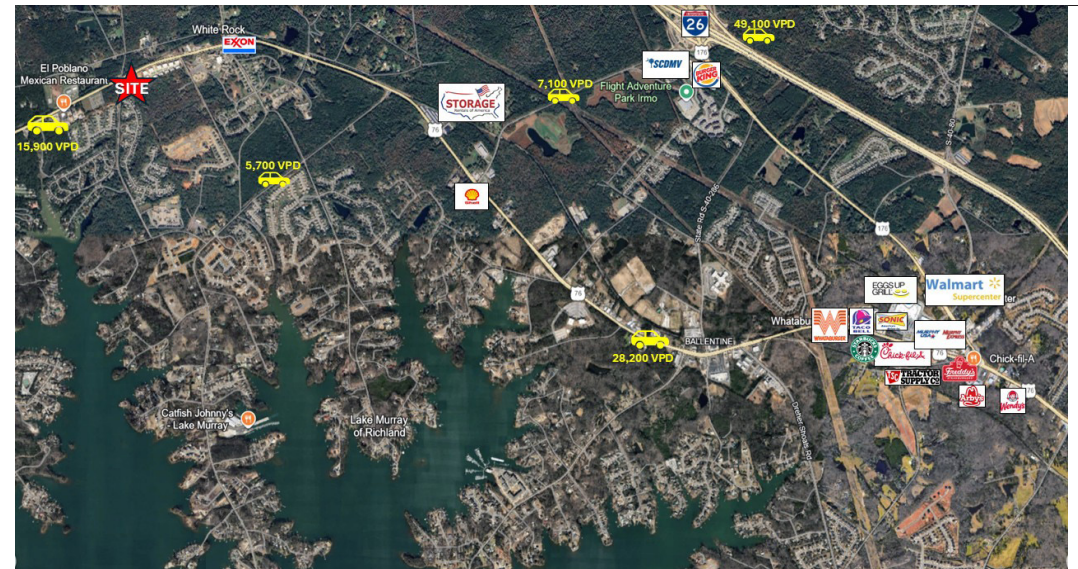


# Development Site for Sale

Dutch Fork Rd. | NW Columbia, SC MSA

## 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



ASKING PRICE:  
\$795,000

## Location Overview

28,200 VPD on Dutch Fork Rd.

Interstate 26 less than 2 miles away

2.6+/- Acres

### EXCLUSIVE BROKER:

James C. Harrison, III, CCIM  
Partner/Senior Brokerage Associate  
803 834.7014 Ext. 101(o)  
803 331.8088 (c)  
jharrison@cypresscommercial.com

| DEMOGRAPHICS    | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------|-----------|-----------|-----------|
| 2025 Population | 2,686     | 15,892    | 40,085    |
| Med HH Income   | \$97,211  | \$121,310 | \$117,529 |
| Avg HH Income   | \$125,096 | \$151,014 | \$148,584 |



