

DEVELOPMENT OPPORTUNITY

RESIDENTIAL DEVELOPMENT SITE | COLUMBIA, SC

Marcus & Millichap

THE AP GROUP



NW S CANDLELITE DR & 4305 CRESTLITE DR, COLUMBIA, SC 29209

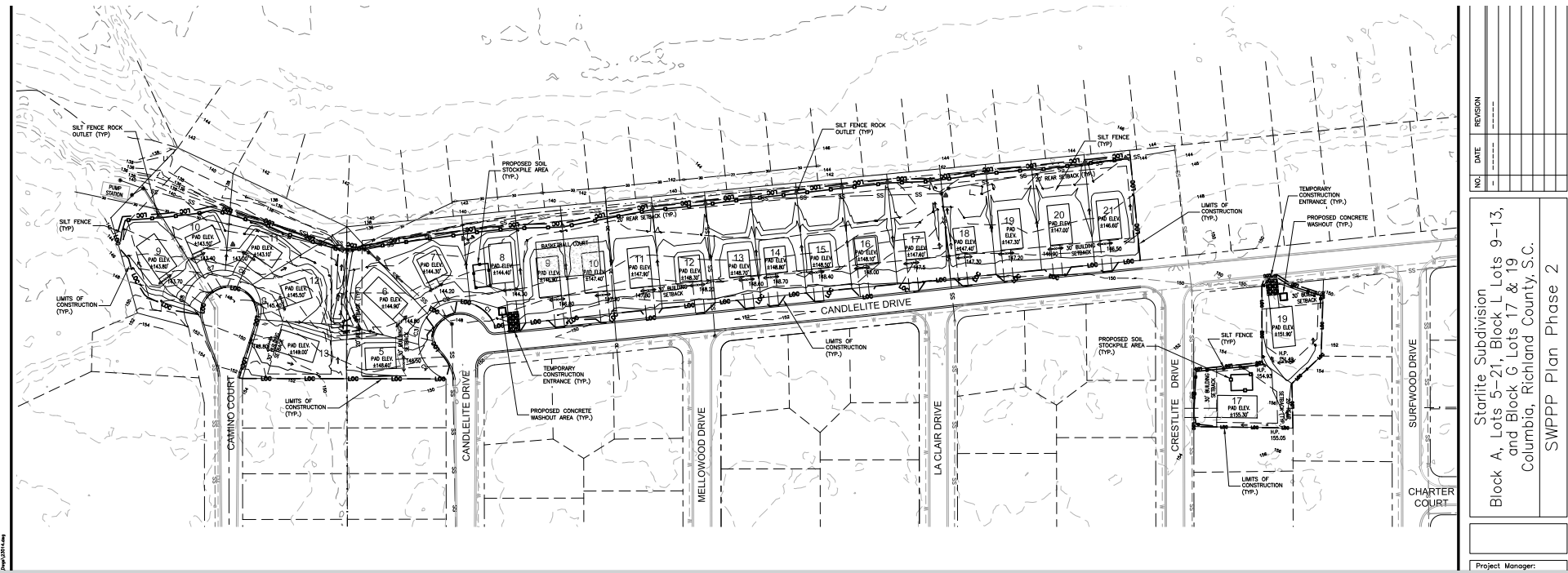
RESIDENTIAL DEVELOPMENT SITE

APPROVED FOR 24 RESIDENTIAL LOTS | 5.15 TOTAL AC

COLUMBIA, SC

HIGHLIGHTS

- 5.15 Total Acres | Approved for 24 Residential Lots
- Located Off Bluff Rd | 2 Miles from Interstate-77
- Proximity to Downtown Columbia, University of South Carolina, & More
- High-Growth Area | Numerous New Subdivisions & Multifamily Developments Underway
- Seller Open to Negotiations Under Multiple Scenarios:
  - **Fully Entitled:** As-Is or Fully Graded & Pad Ready
  - **Joint Venture:** Open to Contributing Land as Equity for Partial or Full Development, Including Vertical Construction
- APNs: R13513-06-01, R13513-0505-44, R13513-05-73, & R13513-05-74



FOR MORE INFORMATION, PLEASE CONTACT:



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