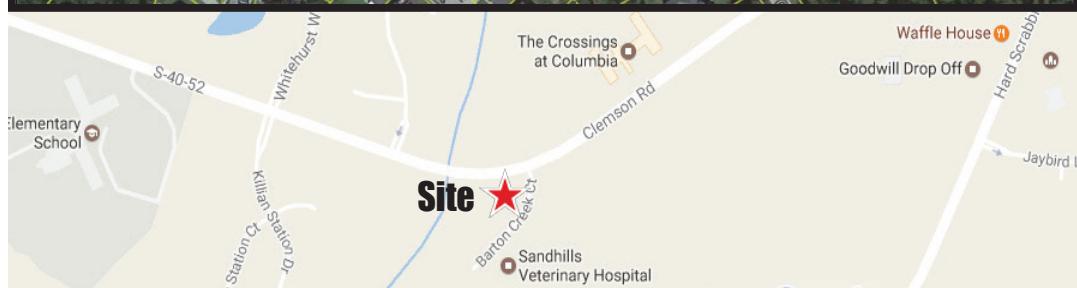
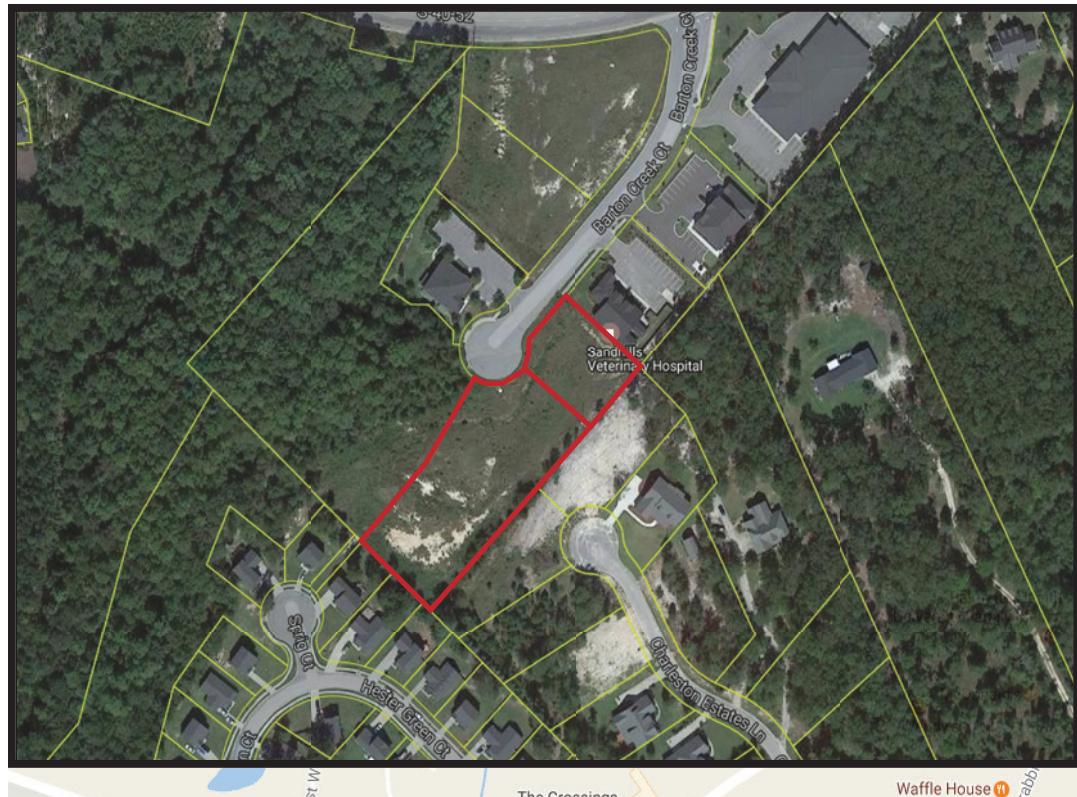




CLEMSON ROAD OFFICE PARK FOR SALE

129 & 133 Barton Creek Court
Columbia, SC 29229



Price Reduced!! Located on Clemson Road just East of Killian Elementary School in Columbia, SC. Convenient to interstates I-77 and I-20. Site sizes range from 0.42 +/- to 1.31 +/- acres. Two lots available with all utilities in place. Please contact listing broker for further information.

Property Details

- 2 fully developed lots

- 0.42 +/- acres & 1.31 +/- acres

- All Utilities in place

- Improved with curb and gutter, common area, water, sewer, gas & electricity.

- Traffic Count: 24,900 VPD

- Zoning: OI
(Office Industrial)

- TMS:
R20206-03-01 &
-01-02

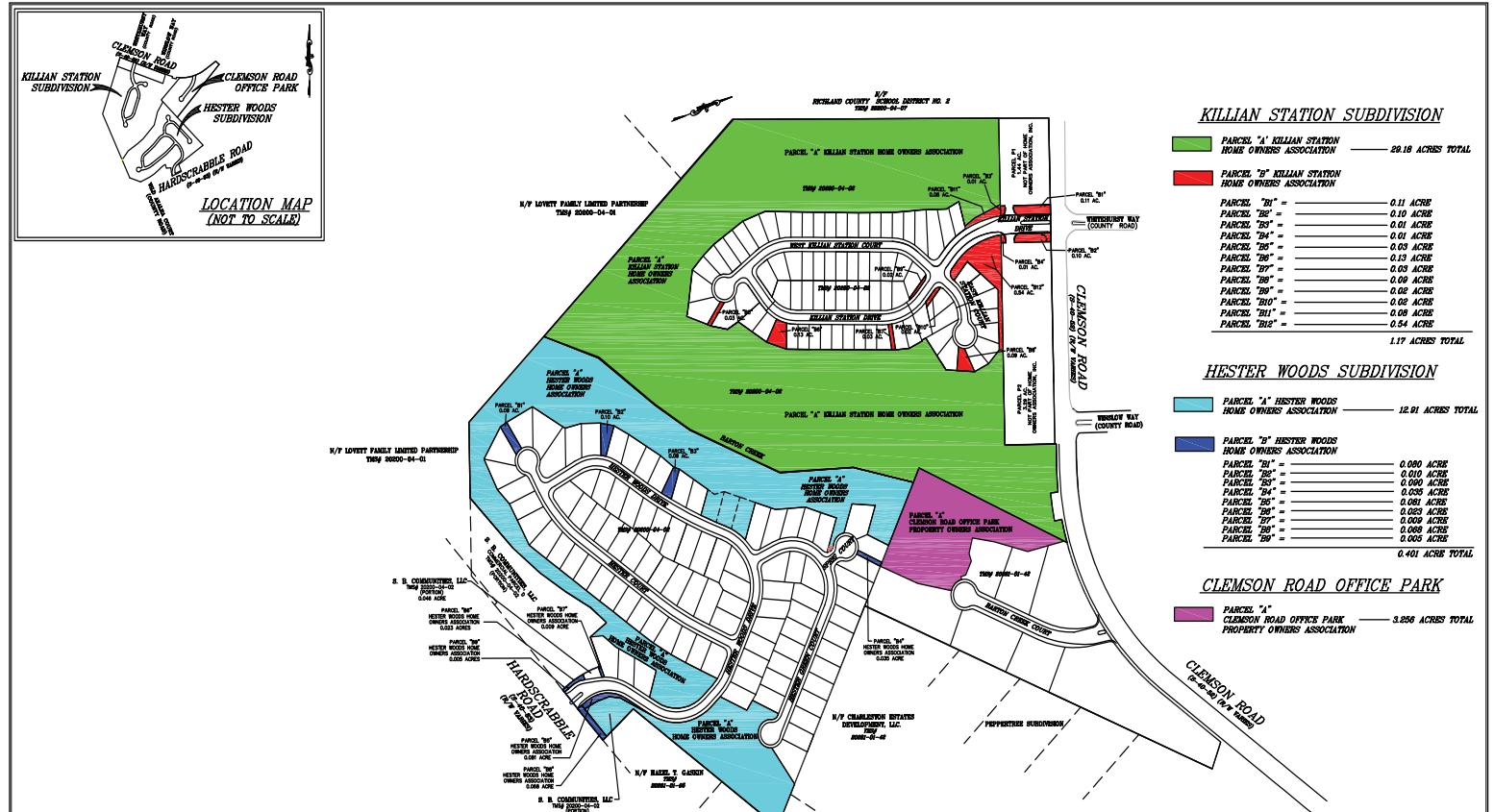
Exclusively Presented By:
W. Rhett Kelly
Office: 803-359-9571
Cell: 803-238-2819
rkelly@svrealty.com

**Listed at: 129 Barton Creek - \$99,000
133 Barton Creek - \$269,000**

Composite Map



129 & 133 Barton Creek Court
Columbia, SC 29229



COMPOSITE MAP
KILLIAN STATION, HESTER WOODS AND CLEMSON ROAD OFFICE PARK SUBDIVISIONS
PARCELS TO BE TRANSFERRED TO
THE HOME OWNERS ASSOCIATIONS AND OWNERS ASSOCIATION

DATE: AUGUST 18, 2008
REVISED: SEPTEMBER 30, 2008
SCALE: 1" = 200'

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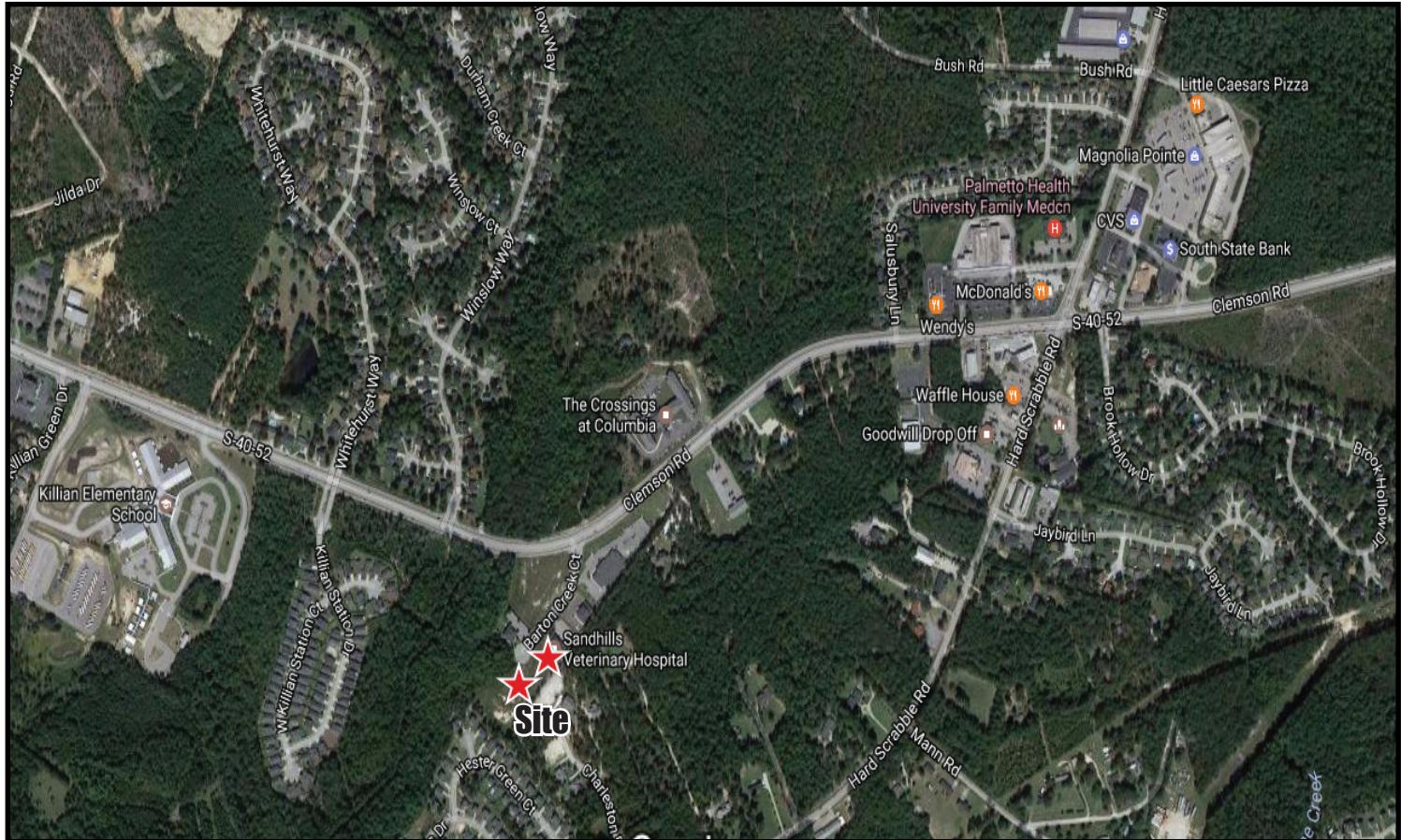
Cell: 803-238-2819

rkelly@svrealty.com



Location Map

129 & 133 Barton Creek Court
Columbia, SC 29229



Directions:

- Located on Clemson Road just East of Killian Elementary
 - I-77: 3 miles +/-
 - I-20: 6 miles +/-

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129 & 133 Barton Creek Court
Columbia, SC 29229

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	6,287	55,516	120,307
2016 Estimate	5,951	52,344	113,465
2010 Census	5,554	47,716	103,593
Growth 2016 - 2021	5.65%	6.06%	6.03%
Growth 2010 - 2016	7.15%	9.70%	9.53%
2016 Population by Hispanic Origin	309	2,687	7,789
2016 Population	5,951	52,344	113,465
White	1,862 31.29%	20,607 39.37%	48,856 43.06%
Black	3,744 62.91%	28,276 54.02%	56,251 49.58%
Am. Indian & Alaskan	11 0.18%	145 0.28%	402 0.35%
Asian	171 2.87%	1,880 3.59%	4,727 4.17%
Hawaiian & Pacific Island	17 0.29%	99 0.19%	251 0.22%
Other	145 2.44%	1,337 2.55%	2,978 2.62%
U.S. Armed Forces	158	1,370	3,057
Households			
2021 Projection	2,297	20,480	45,832
2016 Estimate	2,172	19,286	43,171
2010 Census	2,020	17,506	39,239
Growth 2016 - 2021	5.76%	6.19%	6.16%
Growth 2010 - 2016	7.52%	10.17%	10.02%
Owner Occupied	1,782 82.04%	15,507 80.41%	30,210 69.98%
Renter Occupied	390 17.96%	3,779 19.59%	12,961 30.02%
2016 Households by HH Income	2,172	19,286	43,173
Income: <\$25,000	258 11.88%	2,297 11.91%	6,730 15.59%
Income: \$25,000 - \$50,000	711 32.73%	4,693 24.33%	9,381 21.73%
Income: \$50,000 - \$75,000	471 21.69%	4,279 22.19%	9,457 21.90%
Income: \$75,000 - \$100,000	326 15.01%	3,008 15.60%	6,512 15.08%
Income: \$100,000 - \$125,000	157 7.23%	1,965 10.19%	3,929 9.10%
Income: \$125,000 - \$150,000	190 8.75%	1,564 8.11%	3,167 7.34%
Income: \$150,000 - \$200,000	46 2.12%	963 4.99%	2,342 5.42%
Income: \$200,000+	13 0.60%	517 2.68%	1,655 3.83%
2016 Avg Household Income	\$65,507	\$77,602	\$78,651
2016 Med Household Income	\$54,431	\$63,369	\$61,600

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