

Contender **Portfolio**

South Carolina

Columbia, Florence and Greenwood

By Right to Full LDPs



Frank Hammond, CCIM
Shareholder
+1 864 527 5451
frank.hammond@colliers.com

Ryan McCue, ALC
Senior Brokerage Associate
+1 803 4014273
ryan.mccue@colliers.com

Accelerating success.



Offering **Summary**

The Contender Portfolio consists of seven properties across South Carolina—five in the Columbia area, one in Florence and one in Greenwood. Each property can be purchased separately or combined with the other properties, and they range from by right zoning to full LDPs for residential use.

Submission Process:

Due Diligence for each property will be available through the property website, and LOIs can be submitted to the listing brokers. LOIs are due by EOB (5 pm) Friday, October 10, 2025. Offers will be evaluated after the deadline with particular focus on price per lot, earnest money and timeline. No co-brokerage option will be offered.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Total Acreage

±738.72 acres

[1 - ±155.9 acres - Mountain Dr | Columbia](#)

[2 - ±77.4 acres - Crane Church Rd | Columbia](#)

[3 - ±148.3 acres - Crane Church Rd | Columbia](#)

[4 - ±83.75 acres - Hard Scrabble | Columbia](#)

[5 - ±119.7 acres - Hard Scrabble | Columbia](#)

[6 - ±71.89 acres - E National Cemetery Rd | Florence](#)

[7 - ±81.78 acres - Chiquapin Rd | Greenwood](#)

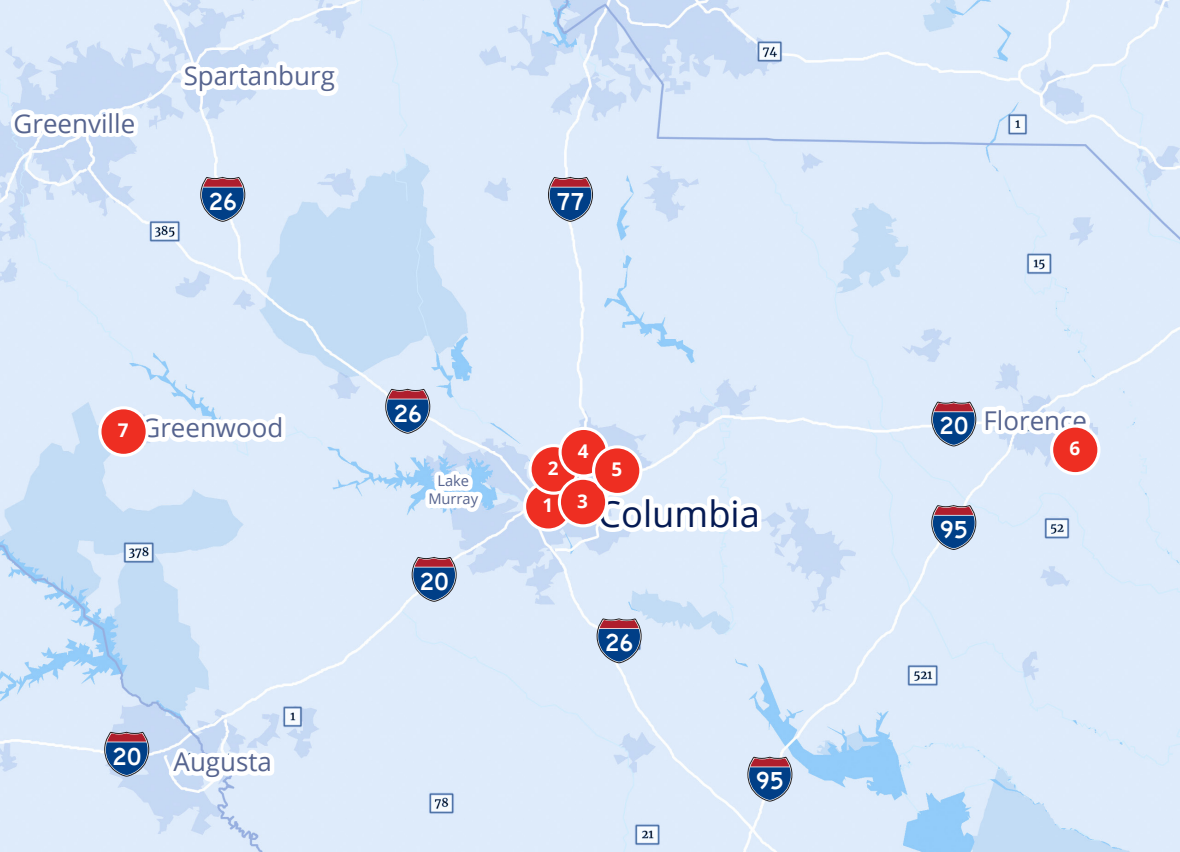
Site Options

(click to jump to property overview)

[Click to Access Due Diligence](#)

Opportunities

Single family and townhome



Why South Carolina?

South Carolina offers a compelling landscape for land development, particularly in the Columbia, Florence and Greenwood areas.

Columbia, the state capital, boasts a strong infrastructure network, proximity to major highways like I-20, I-26 and I-77, and a growing population that supports both residential and commercial expansion.

Florence serves as a regional hub in the Pee Dee area, with access to I-95 and a diversified economy rooted in healthcare, manufacturing and logistics.

Greenwood, known for its scenic beauty and affordability, presents opportunities for sustainable development and community-focused projects, especially with its revitalized downtown and access to Lake Greenwood.

Together, these regions combine strategic location, economic diversity and development-friendly policies, making them attractive for investors and developers alike.

Properties

Address

1 - Roundtree Tract	Mountain Dr, Columbia, SC
2 - Rock Gate Tract	Crane Church Rd, Columbia, SC
3 - Oak Hills Tract	Crane Church Rd, Columbia, SC
4 - Ted Farms Tract	Hard Scrabble Rd, Columbia, SC
5 - Fox Hollow Tract	Hard Scrabble Rd, Columbia, SC
6 - Freedom Reserve Tract	E National Cemetery Rd, Florence, SC
7 - Chestnut Crossing Tract	Chinquapin Rd, Greenwood, SC

Round Tree Tract

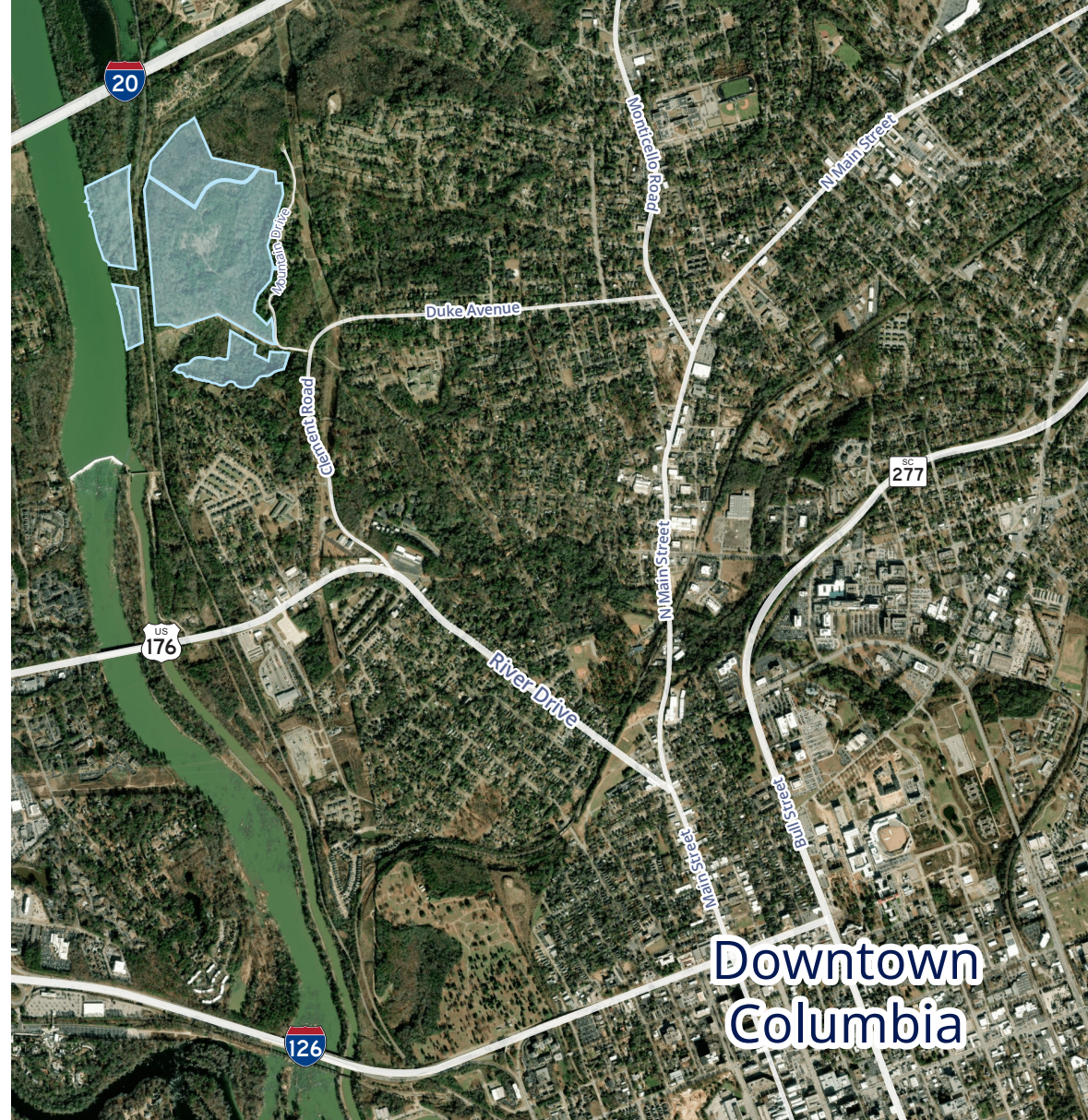
Mountain Drive | Columbia, SC

Highlights

- Large tract comprised of 3 parcels totaling approximately 155.9 acres
- Located within the City of Columbia on the Broad River
- Nearby major thoroughfares: River Drive, N Main Street and Monticello Road (Exit 68 off I-20)
- Strong appetite for single-family residential land in the Columbia market

Key Specifications

Address	Mountain Drive, Columbia, SC 29203		
County	Richland		
TMS	#R07415-02-02, #R09203-01-01, #R07415-02-03		
Acres	±155.9 acres		
Zoning	RSF-3 (Residential Single Family – small lot district) <i>City of Columbia</i>		
Utilities	Water	City of Columbia	
	Sewer	City of Columbia	
Ideal use(s)	Single-family development		
Units	208		
State/Condition	Full LDPs		



Population

5 min: 9,187
10 min: 41,637
15 min: 159,571



Daytime Pop.

5 min: 6,152
10 min: 86,712
15 min: 252,155



Housing Units

5 min: 5,308 11.7% vacancy
10 min: 23,372 13.0% vacancy
15 min: 81,979 12.2% vacancy



Med. Home Value

5 min: \$226,540
10 min: \$211,207
15 min: \$223,972



Avg. HH Income

5 min: \$73,130
10 min: \$66,820
15 min: \$74,029

Rock Gate Tract

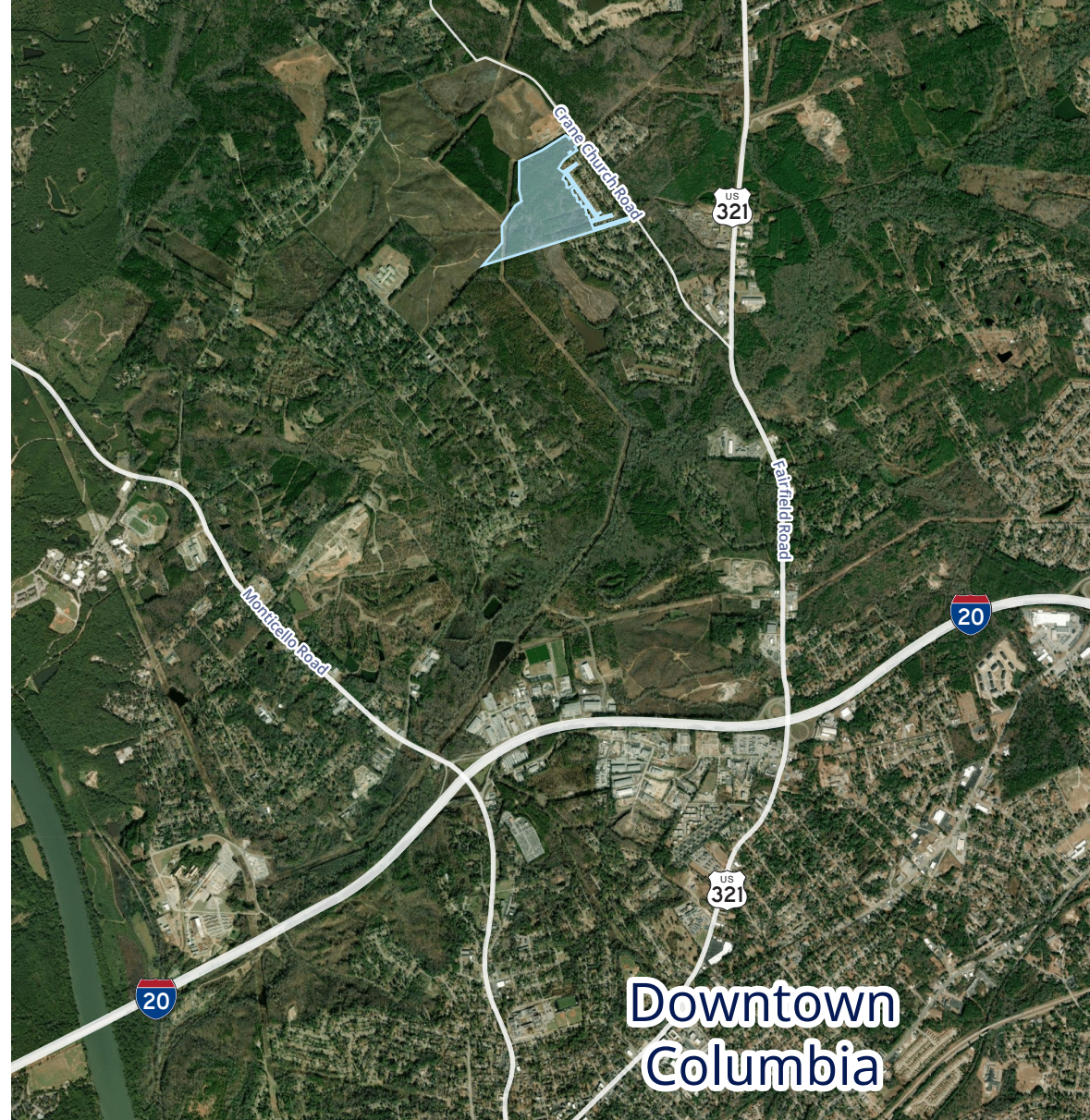
Crane Church Road | Columbia, SC

Highlights

- Approximately 77.39 acres north of the City of Columbia
- Access via Crane Church Road with access to I-20 and downtown Columbia via Fairfield Road (HWY 321)
- Close proximity to the Crystal Lagoon project, a 4.8-acre crystalline lagoon surrounded by white sand beaches, a luxury hotel and 1,000+ residential lots
- Approximately 6.4 miles from Scout Motors (linear)

Key Specifications

Address	Crane Church Road, Columbia, SC 29203	
County	Richland	
TMS	#R09516-01-01	
Acres	±77.39 acres	
Zoning	R4 (Moderate to High Density Residential) <i>Richland County</i>	
Utilities	Water	City of Columbia
	Sewer	City of Columbia
Ideal use(s)	Single-family development	
Units	211	
State/Condition	Preliminary plat approval vested for 2 years from date of approval RS-HD	



Population

5 min: 898
10 min: 17,696
15 min: 94,409



Daytime Pop.

5 min: 534
10 min: 17,572
15 min: 121,352



Housing Units

5 min: 394 9.9% vacancy
10 min: 8,684 11.8% vacancy
15 min: 48,272 10.8% vacancy



Med. Home Value

5 min: \$73,750
10 min: \$172,621
15 min: \$206,248



Avg. HH Income

5 min: \$71,540
10 min: \$63,416
15 min: \$66,779

Oak Hills Tract

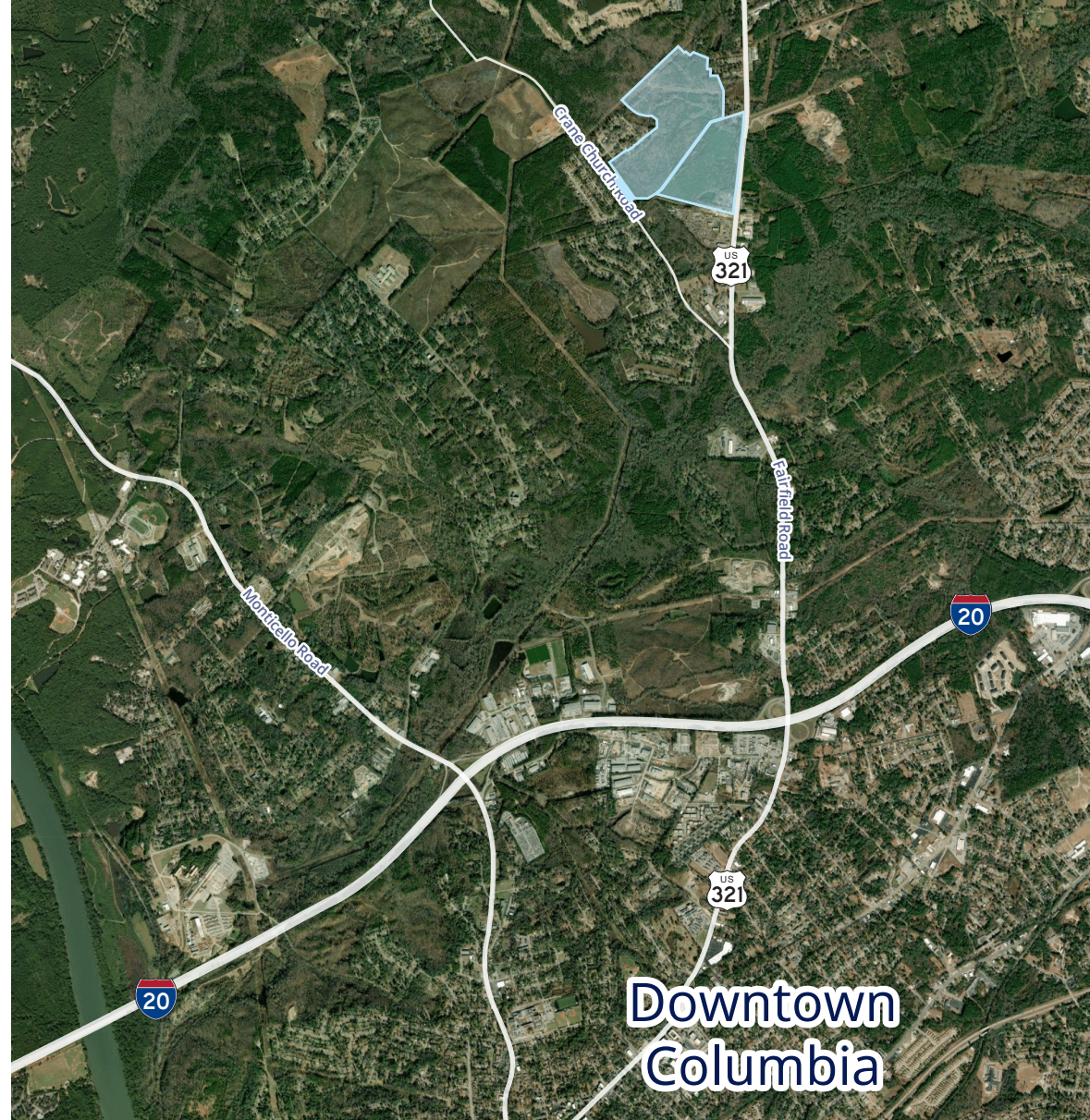
Crane Church Road | Columbia, SC

Highlights

- Approximately 148.25 acres north of the City of Columbia
- Accessible via Crane Church Road and Fairfield Road (HWY 321), with connections to I-20 (Exit 70) and downtown Columbia
- Close proximity to the Crystal Lagoon project, a 4.8-acre crystalline lagoon surrounded by white sand beaches, a luxury hotel and 1,000+ residential lots
- Approximately 6.4 miles from Scout Motors (linear)

Key Specifications

Address	Crane Church Road, Columbia, SC 29203		
County	Richland		
TMS	#R12002-01-30, #R11904-01-19, #R09516-09-05, #R09516-09-06, #R09516-09-07, #R09516-09-08, #R09516-09-09, #R09516-09-10, #R09516-09-11, #R09516-09-12		
Acres	±148.25 acres		
Zoning	R4 (Moderate to High Density Residential) <i>Richland County</i>		
Utilities	Water	City of Columbia	
	Sewer	City of Columbia	
Ideal use(s)	Single-family and townhome development		
Units	364 total (209 single family; 155 townhome)		
State/Condition	Land Disturbance Permits applied for		



Population

5 min: 898
10 min: 17,696
15 min: 94,409



Daytime Pop.

5 min: 534
10 min: 17,572
15 min: 121,352



Housing Units

5 min: 394 9.9% vacancy
10 min: 8,684 11.8% vacancy
15 min: 48,272 10.8% vacancy



Med. Home Value

5 min: \$73,750
10 min: \$172,621
15 min: \$206,248



Avg. HH Income

5 min: \$71,540
10 min: \$63,416
15 min: \$66,779

Ted Farms Tract

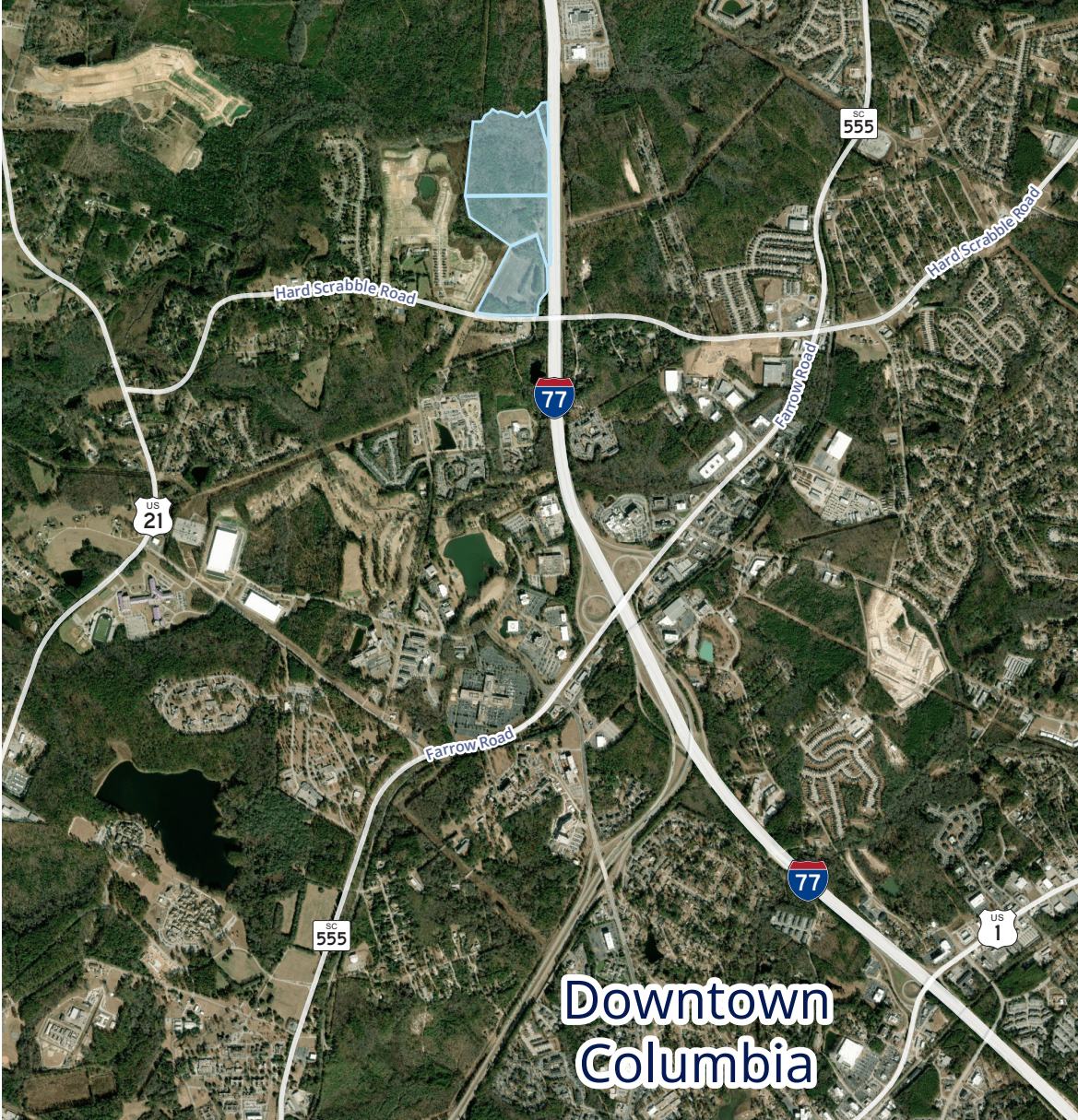
Hard Scrabble Road | Columbia, SC

Highlights

- Approximately 77.39 acres north of the City of Columbia
- Frontage along both Hard Scrabble Road and Interstate 77, offering strong visibility
- Convenient access to Farrow Road (SC-555), Interstate 77 (Exit 19) and downtown Columbia
- Located in Northeast Columbia, one of the fastest-growing areas in the Columbia MSA
- Approximately 4.6 miles from Scout Motors (linear)

Key Specifications

Address	1723 Hard Scrabble Rd, Columbia, SC 29203	
County	Richland	
TMS	#R17301-01-02, #R17301-01-01, #R17302-01-02-02, #R17302-01-01	
Acres	±83.75 acres	
Zoning	R4 (Moderate to High Density Residential) <i>Richland County</i>	
Utilities	Water	City of Columbia
	Sewer	City of Columbia
Ideal use(s)	Single-family development	
Units	195	
State/Condition	By Right Zoning	



Population

5 min: 6,097
10 min: 58,938
15 min: 172,902



Daytime Pop.

5 min: 7,582
10 min: 59,038
15 min: 179,810



Housing Units

5 min: 3,186 10.8% vacancy
10 min: 26,774 7.7% vacancy
15 min: 79,827 8.3% vacancy



Med. Home Value

5 min: \$228,608
10 min: \$226,012
15 min: \$254,659



Avg. HH Income

5 min: \$70,600
10 min: \$76,325
15 min: \$91,425

Fox Hollow Tract

Hard Scrabble Road | Columbia, SC

Highlights

- Approximately 119.69 acres north of the City of Columbia
- Frontage along both Hard Scrabble Road and Interstate 77, offering strong visibility
- Convenient access to Farrow Road (SC-555), Interstate 77 (Exit 19) and downtown Columbia
- Located in Northeast Columbia, one of the fastest-growing areas in the Columbia MSA
- Approximately 4.6 miles from Scout Motors (linear)

Key Specifications

Address 1723 Hard Scrabble Rd, Columbia, SC 29203

County Richland

TMS #R17301-02-01, #R17204-05-01, #R17208-12-01, #R17305-01-01, #R17302-02-01, #R17306-01-01

Acres ±119.69 acres

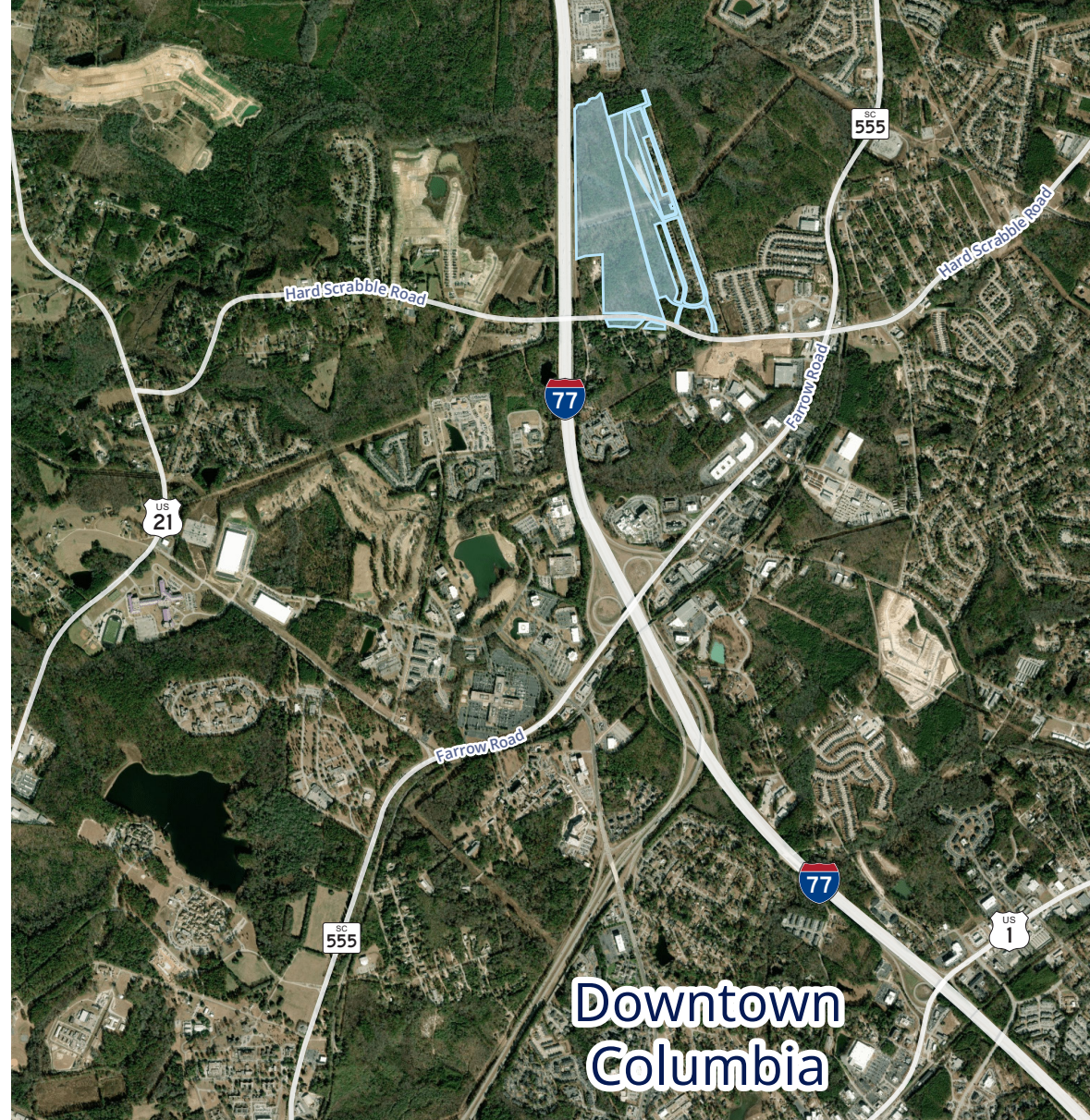
Zoning R4 (Moderate to High Density Residential)
Richland County

Utilities
Water City of Columbia
Sewer City of Columbia

Ideal use(s) Single-family development

Units 221

State/Condition Preliminary Plat Approval



Population

5 min: 6,097
10 min: 58,938
15 min: 172,902



Daytime Pop.

5 min: 7,582
10 min: 59,038
15 min: 179,810



Housing Units

5 min: 3,186 10.8% vacancy
10 min: 26,774 7.7% vacancy
15 min: 79,827 8.3% vacancy



Med. Home Value

5 min: \$228,608
10 min: \$226,012
15 min: \$254,659



Avg. HH Income

5 min: \$70,600
10 min: \$76,325
15 min: \$91,425

Freedom Reserve Tract

E National Cemetery Rd | Florence, SC

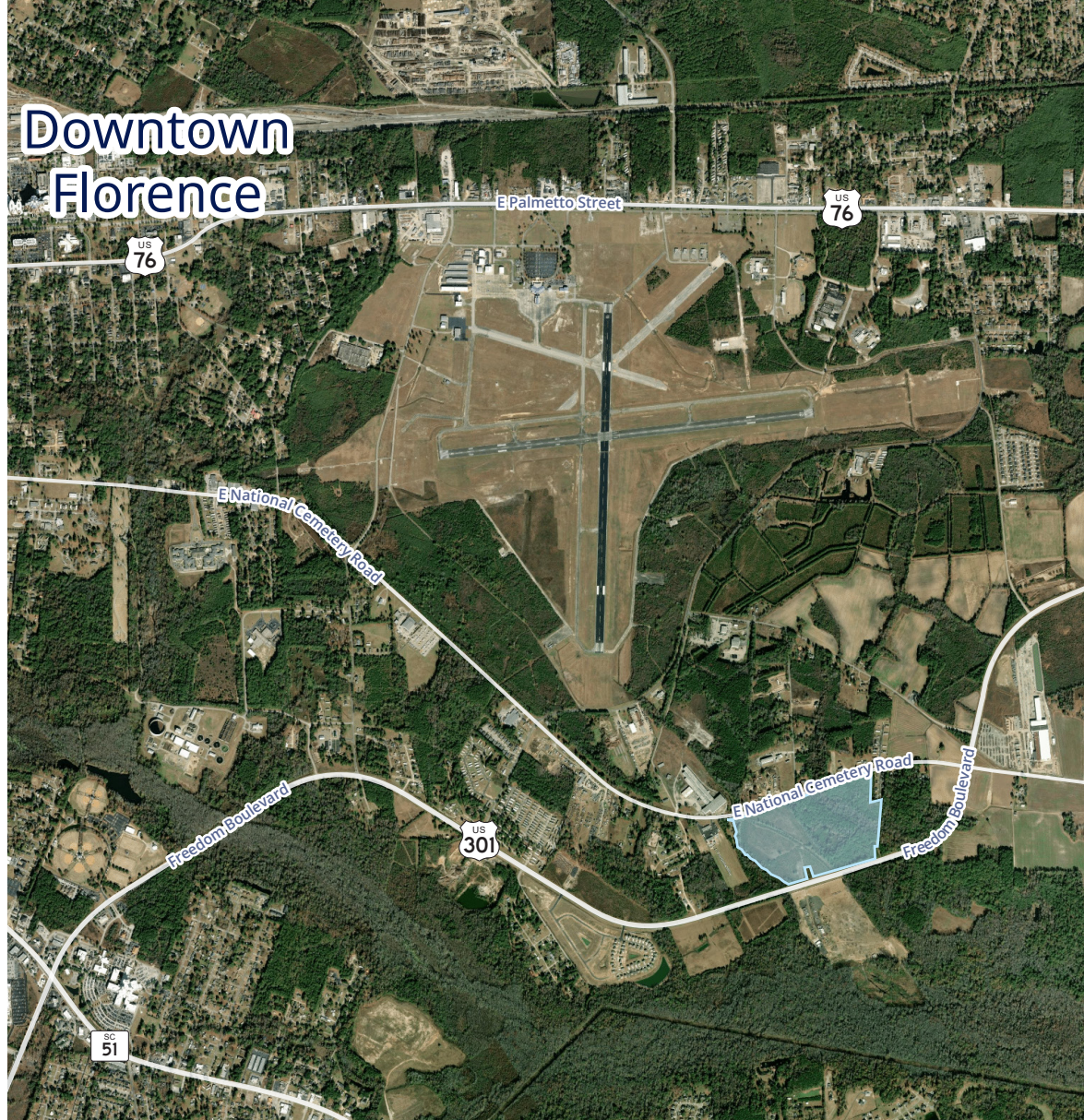
Highlights

- Large single parcel tract, approximately 71.89 acres
- Access via E National Cemetery Road and Freedom Boulevard, connecting to downtown Florence and major retail areas near I-95 and I-20
- Flat topography, ideal for construction and site planning
- Florence market shows strong demand for single-family residential land, active local and regional builders with increasing interest among national groups

Key Specifications

Address	E National Cemetery Road, Florence, SC 29506	
County	Florence	
TMS	#00208-01-057	
Acres	±71.89 acres	
Zoning	Unzoned	
Utilities	Water	City of Florence
	Sewer	City of Florence
Ideal use(s)	Single-family development	
Units	182	
State/Condition	Layout assumes rezoning to R-3, last reading scheduled September 2025	

Downtown Florence



Population

5 min: 3,396
10 min: 29,026
15 min: 68,149



Daytime Pop.

5 min: 3,414
10 min: 45,608
15 min: 82,694



Housing Units

5 min: 1,612 15.4% vacancy
10 min: 13,516 12.3% vacancy
15 min: 31,510 9.9% vacancy



Med. Home Value

5 min: \$144,974
10 min: \$174,473
15 min: \$204,916



Avg. HH Income

5 min: \$56,143
10 min: \$71,121
15 min: \$79,348

Chestnut Crossing Tract

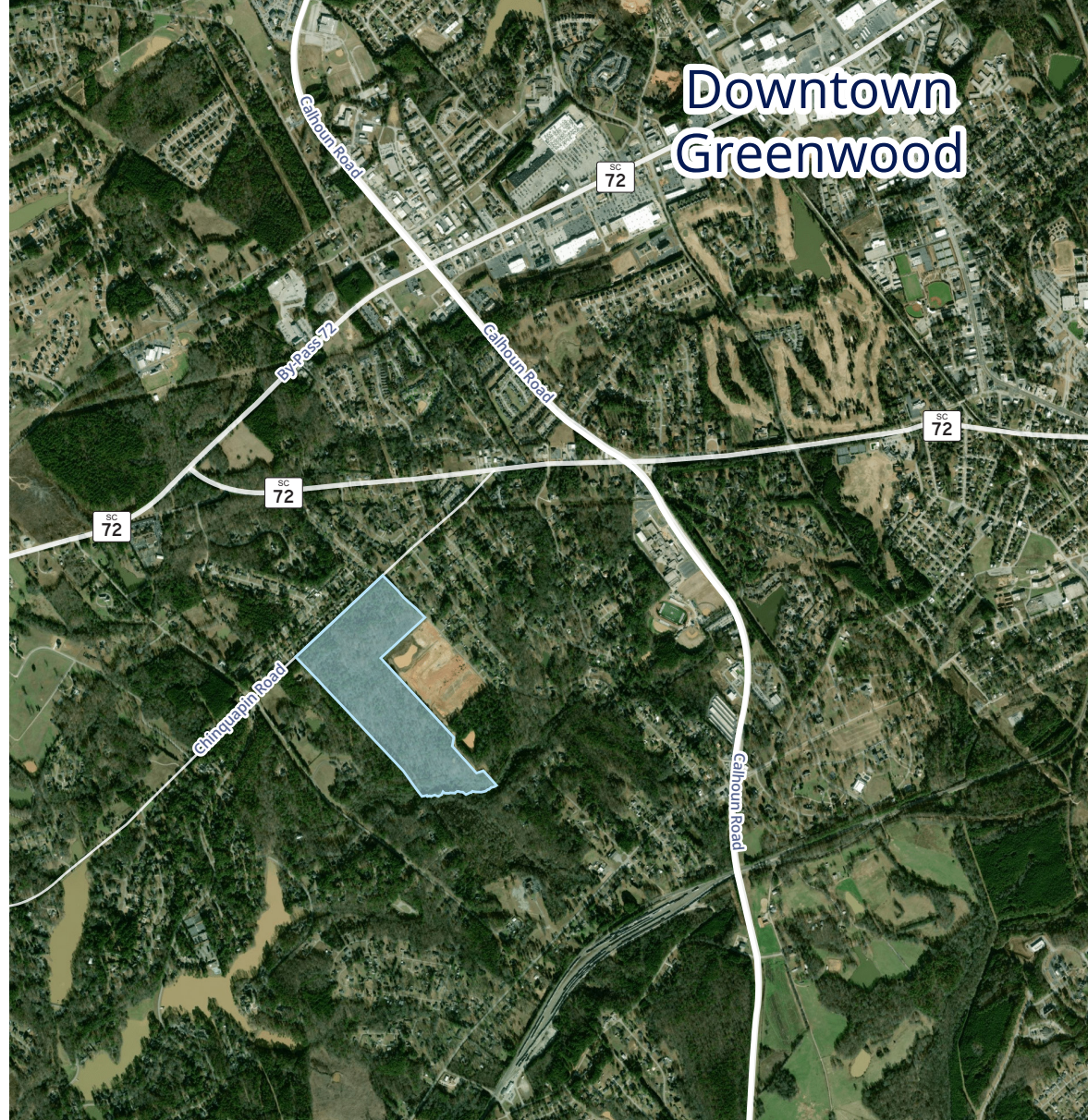
Chinquapin Rd | Greenwood, SC

Highlights

- Approximately 81.78 acres just outside downtown Greenwood
- Chinquapin Road provides access to Hwy 72 for Main Street and By-pass 72, connecting to retail and recreational amenities
- \$145,000 in wetlands credits already paid, reducing future development costs
- Located within Greenwood's next growth ring, making it a logical site for expansion

Key Specifications

Address	Chinquapin Rd, Greenwood, SC 29646	
County	Greenwood	
TMS	#6835-681-777	
Acres	±81.78 acres	
Zoning	R-2 <i>Greenwood County</i>	
Utilities	Water	Greenwood Commission of Public Works
	Sewer	Greenwood Metropolitan District
Ideal use(s)	Single-family development	
Units	145	
State/Condition	Land Disturbance Permits applied for	



Downtown
Greenwood



Population

5 min: 5,801
10 min: 29,302
15 min: 49,858



Daytime Pop.

5 min: 6,398
10 min: 34,416
15 min: 53,513



Housing Units

5 min: 2,732 4.6% vacancy
10 min: 13,333 9.0% vacancy
15 min: 22,884 8.7% vacancy



Med. Home Value

5 min: \$297,284
10 min: \$249,504
15 min: \$204,563



Avg. HH Income

5 min: \$128,375
10 min: \$85,708
15 min: \$80,160



Scan or click to
get access to
Due Diligence
material



Frank Hammond, CCIM

Shareholder
P: +1 864 527 5451
frank.hammond@colliers.com

Ryan McCue, ALC

Senior Brokerage Associate
P: +1 803 401 4273
ryan.mccue@colliers.com

Colliers | Greenville

32 E. Broad Street, Suite 400
Greenville, SC 29601
P: +1 864 297 4950

Colliers | Columbia

1301 Gervais Street, Suite 600
Columbia, SC 29201
P: +1 803 254 2300