

FOR SALE

11.22+/- ACRES ON LAKE MURRAY BLVD

1720 Lake Murray Blvd
Columbia, SC 29212

DAVID BROCK
803.312.1908
REALTOR1691@GMAIL.COM



Executive Summary



SALE PRICE **\$3,800,000**

OFFERING SUMMARY

Available SF:

Lot Size: 11.22 Acres

Zoning: ID

Price / SF: \$7.78

PROPERTY OVERVIEW

11.22+/- acres on lake Murray Blvd. Zoned ID. Prime commercial development tract with major frontage of 520 +/- on Lake Murray Boulevard and Weed Drive. Located along Lake Murray Blvd (SC Hwy 6), this is a heavily traveled four lane highway between Irmo, Lake Murray and the dam leading into Lexington. Fully entitled.

PROPERTY HIGHLIGHTS

- Water & Sewer
- 11.22+/- acres Lake Murray Blvd perfect for assisted living, storage, medical, retail shopping center.
- All utilities available.
- 520 ft +/- of frontage on Lake Murray Boulevard and Weed Drive
- Zoned ID



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LAND FOR SALE

Additional Photos



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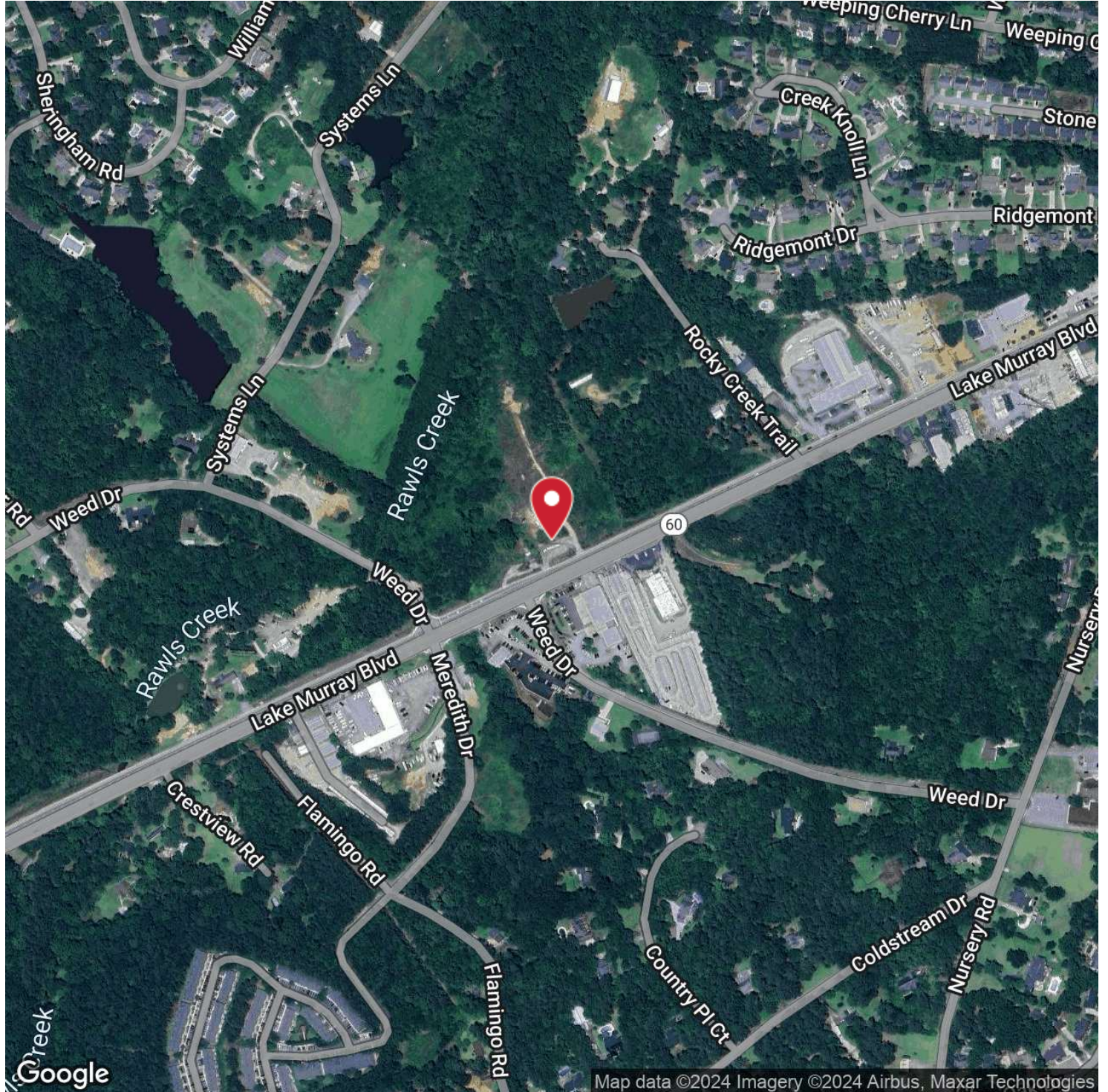


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LAND
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Location Maps



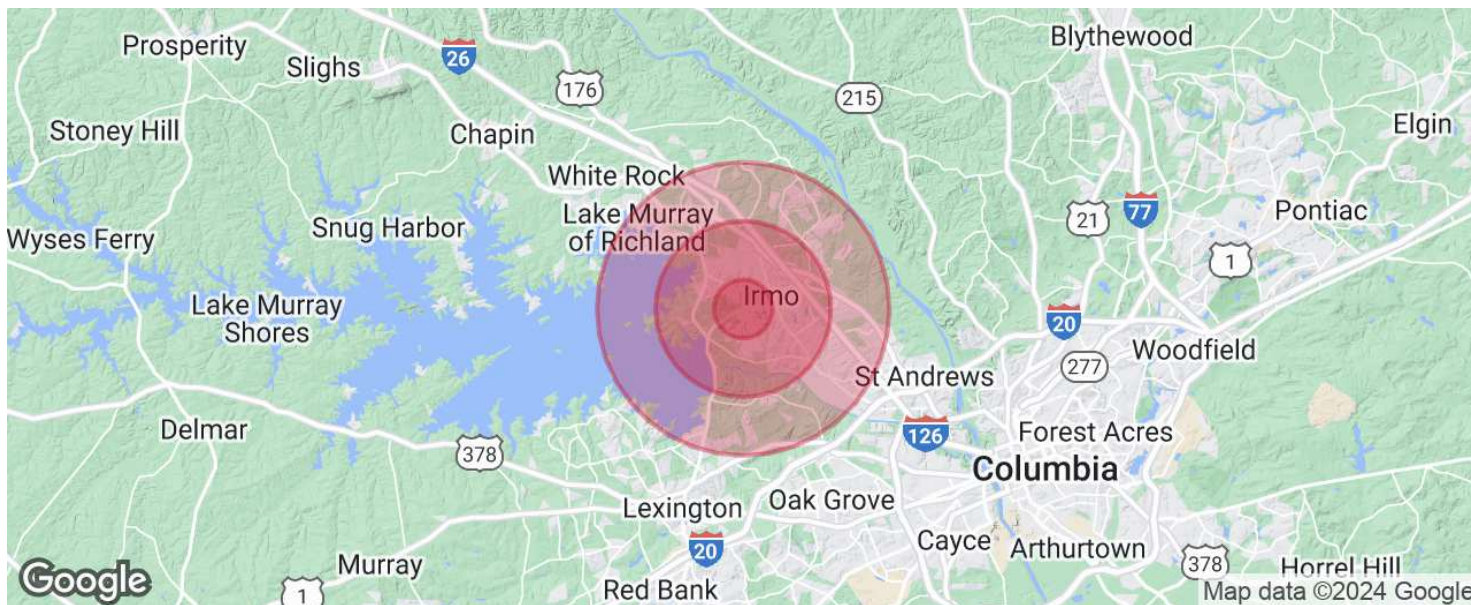
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,005	34,703	72,371
Median age	37.0	37.9	37.9
Median age (Male)	40.8	38.4	37.1
Median age (Female)	35.0	37.9	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,894	13,246	28,131
# of persons per HH	2.6	2.6	2.6
Average HH income	\$71,976	\$77,764	\$79,472
Average house value	\$183,682	\$168,881	\$180,181

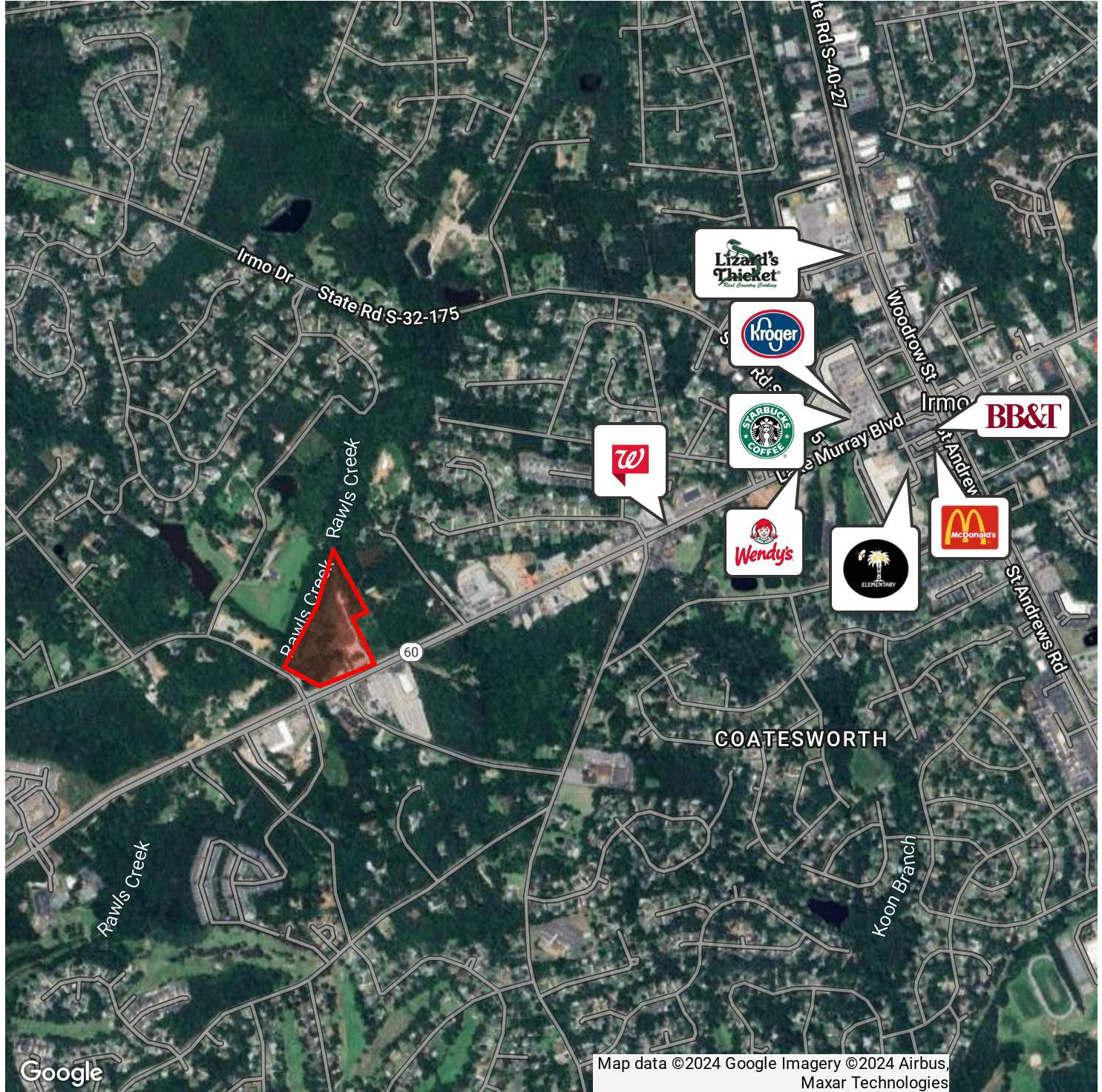
** Demographic data derived from 2020 ACS - US Census*



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Retailer Map



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REVISIONS		
NO.	DATE	DESCRIPTION

NOTES:
 1) CERTIFICATION IS MADE ONLY TO THOSE PERSONS OR IDENTITIES FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 2) ALL BEARINGS ARE SOUTH CAROLINA STATE GRID, ALL COORDINATES ARE NAD 83 AND ALL ELEVATIONS ARE NAVD 88.
 3) TAX MAP PARCEL NO.001998-04-013
 4) RATIO OF PRECISION = 1/10,000.
 5) AREA BY COORDINATE METHOD.
 6) THE LOCATIONS OF ANY UNDERGROUND UTILITIES IF SHOWN ARE BASED ON PAINTED MARKINGS OBSERVED IN THE FIELD AND/OR ARE APPROXIMATE.
 7) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS OR RIGHTS-OF-WAY NOT SHOWN HEREIN.
 8) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED EMBOSSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF FEDERAL COPYRIGHT LAW.

NOTE:
 THIS SURVEY DOES REPRESENT A BOUNDARY SURVEY BY R.D. PLATNER PLS PROPERTY LINES WERE TAKEN FROM EXISTING FIELD EVIDENCE. EXISTING DEEDS AND PLATS OF PUBLIC RECORD FROM SURVEYS AND DOCUMENTS PROVIDED TO THE SURVEYOR BY THE OWNER OR CLIENT.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 45063 C0129 J DATED 7/5/18; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN "ZONE AE" WHICH IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

BOUNDARY SURVEY
 AND TO BE CONVEYED TO

SENNA PROPERTIES LLC

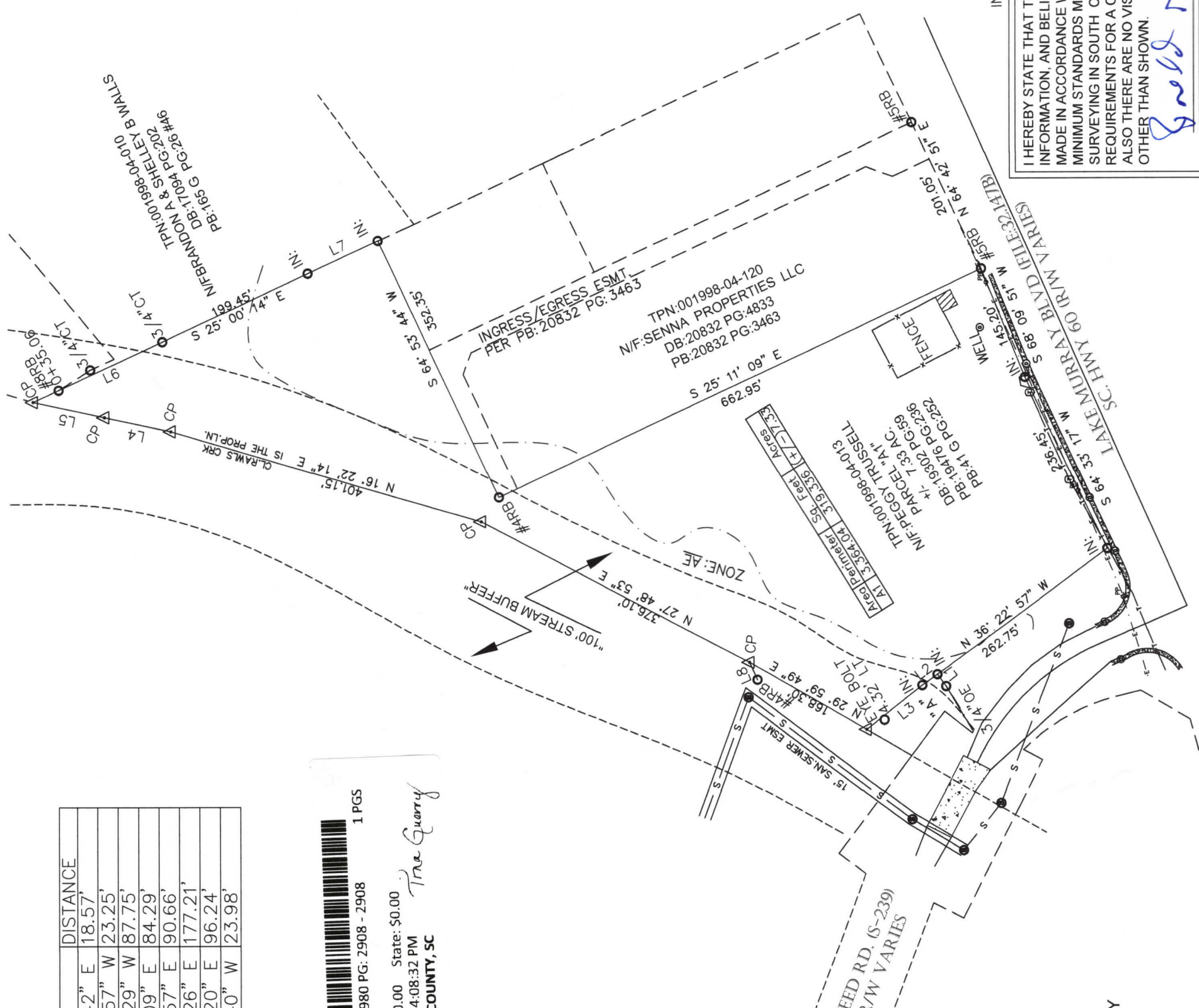
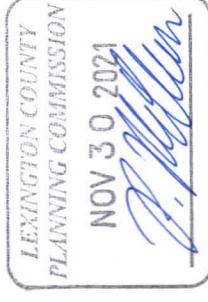
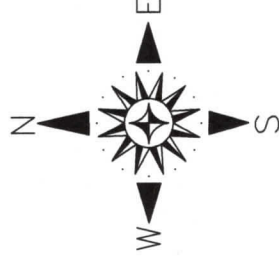
SITE INFORMATION:
 TPN:001998-04-013
 SC HWY 60 NEAR
 IRMO, LEXINGTON COUNTY, SC

R.D.PLATNER PLS

1 WISE FERRY COURT
 LEXINGTON, S.C. 29072
 TELE. (803) 315-1238

SCALE: 0' 150' 300'
 1" = 150'

DRAWING NAME
 21-178.DWG
 PROJECT NO.
 21-178
 DATE
 11/28/2021
 FIELD BOOK NO.
 (SEE FILE)
 SHEET NO.
 FINAL



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THERE IN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Ronald D. Platner
 RONALD D. PLATNER PLS
 SC#16819

LINE	BEARING	DISTANCE
L1	N 54° 11' 42" E	18.57'
L2	N 36° 22' 57" W	23.25'
L3	N 38° 26' 29" W	87.75'
L4	N 11° 56' 09" E	84.29'
L5	N 12° 02' 57" E	90.66'
L6	S 25° 09' 26" E	177.21'
L7	S 25° 04' 20" E	96.24'
L8	S 66° 11' 40" W	23.98'

2021064400 BK: 20980 PG: 2908 - 2908 1 PGS
 PLAT OVERSIZED
 Rec: \$25.00 Cnty: \$0.00 State: \$0.00
 November 30, 2021 04:08:32 PM
 FILED IN LEXINGTON COUNTY, SC
Tina Quarry

TPN:001998-03-001
 "A"
 N/F: NAOMI & MARTHA CORLEY
 DB: 15188 PG: 35
 PB: 18163 PG: 195
 (AS SHOWN AS D-2)
 PB: 9385 PG: 239