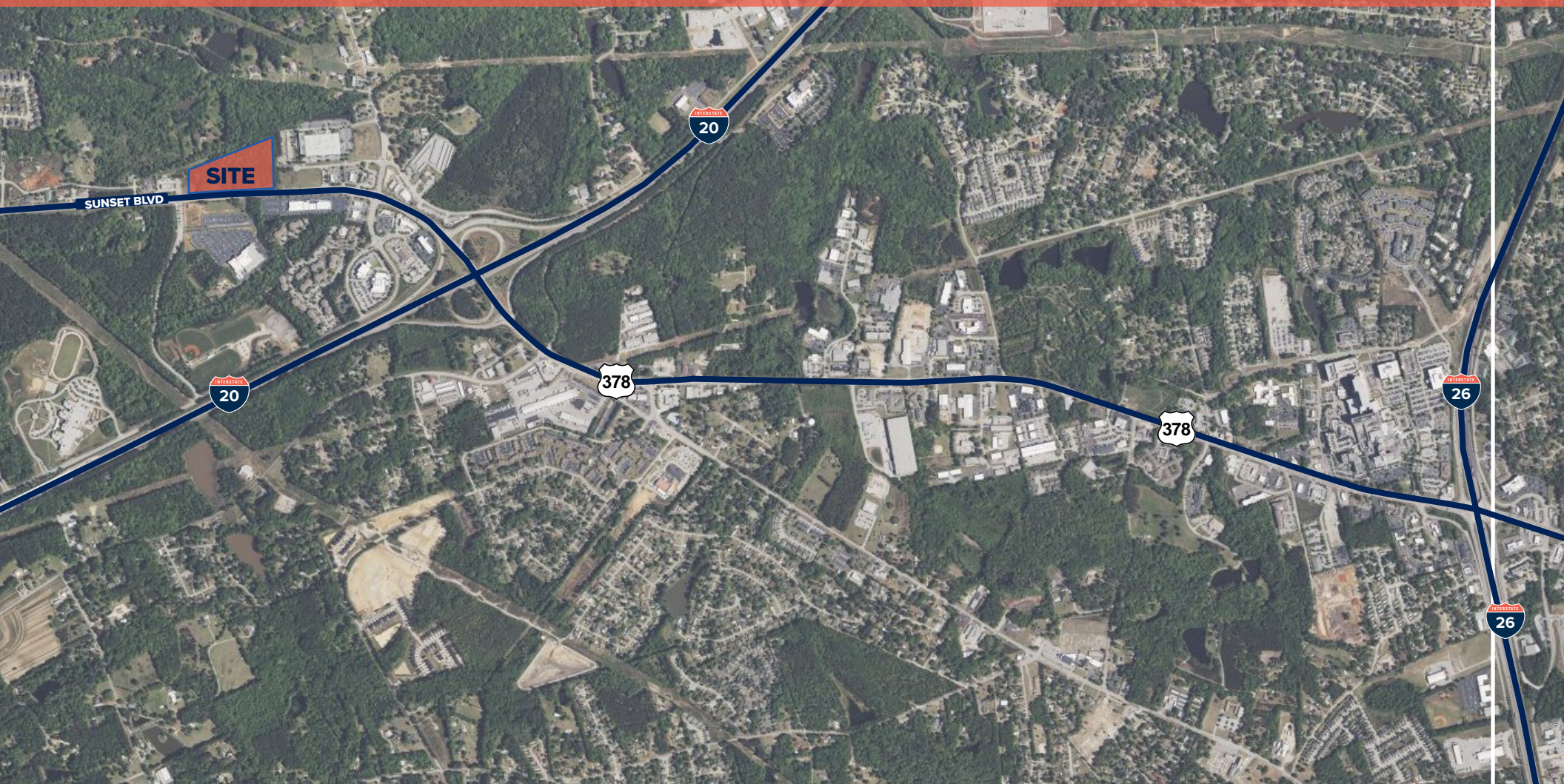


LAND FOR SALE: ±11.3 ACRES ON SUNSET BOULEVARD LEXINGTON, SC

FOR SALE: \$5,650,000



CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Broker | bshockley@trinity-partners.com | 803.567.1373

TRINITY
PARTNERS

PROPERTY HIGHLIGHTS

- » **±11.3 acre site offers over 900 feet of frontage** along the north side of Sunset Boulevard (Highway #378) heading west towards downtown Lexington, SC
- » **Prime development tract** surrounded by new commercial and residential growth
- » **Traffic Count:** 35,000 VPD (Sunset Boulevard)
- » **Less than 1 mile** from Interstate 20
- » Minimal topography
- » **Zoning:** Intensive Development (Lexington County)
- » **Utilities:** Water onsite (Town of Lexington), Sewer onsite (Town of Lexington)
- » **Ground Lease:** Seller controls adjacent ±1.35 acres via ground lease

SALE PRICE
\$5,650,000

± 11.3 ACRES



CONTACT

ROGER WINN, SIOR | Partner | rwin@trinity-partners.com | 803.567.1455
BRADEN SHOCKLEY | Broker | bshockley@trinity-partners.com | 803.567.1373

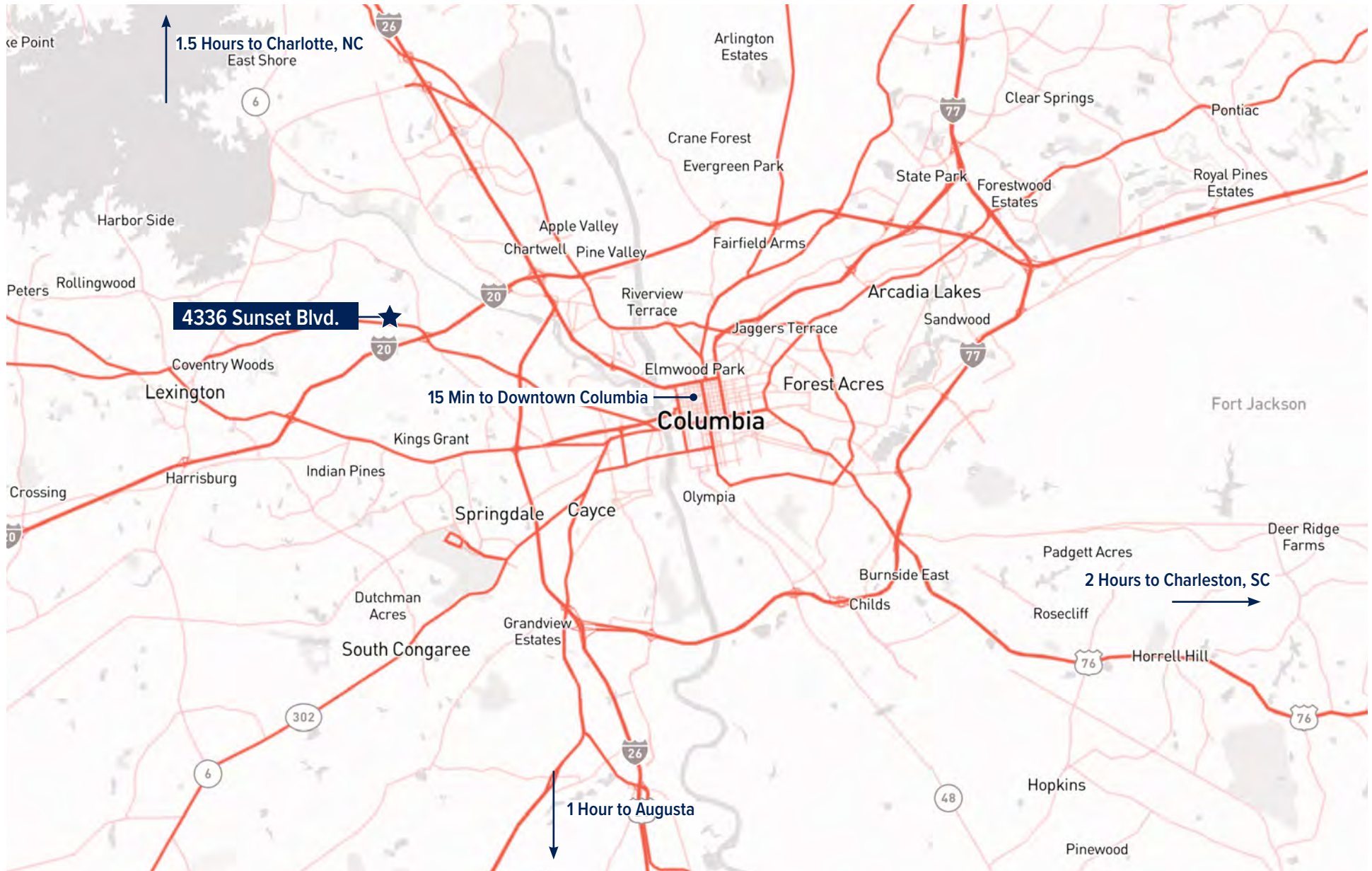
POINTS OF INTEREST



CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803.567.1455
BRADEN SHOCKLEY | Broker | bshockley@trinity-partners.com | 803.567.1373

LOCATION OVERVIEW



CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803.567.1455
BRADEN SHOCKLEY | Broker | bshockley@trinity-partners.com | 803.567.1373



AREA DEMOGRAPHICS (2022 ESRI)



Total Households

- » **1 mile:** 766
- » **3 miles:** 14,400
- » **5 miles:** 52,295



Total Population

- » **1 mile:** 1,828
- » **3 miles:** 35,545
- » **5 miles:** 122,865



- » **1 mile:** 1,832
- » **3 miles:** 36,022
- » **5 miles:** 124,713



Average Household Income

- » **1 mile:** \$109,784
- » **3 miles:** \$98,328
- » **5 miles:** \$86,775



- » **1 mile:** \$121,902
- » **3 miles:** \$112,616
- » **5 miles:** \$99,461



2022 Demographic Data	1 Mile	3 Miles	5 Miles
Population	1,828	35,545	122,865
Households	766	14,400	52,295
Families	495	9,117	30,199
Average Household Size	2.39	2.44	2.29
Owner Occupied Housing Units	627	10,396	31,657
Renter Occupied Housing Units	139	4,004	20,639
Median Age	39.5	40.6	38.7
Median Household Income	\$83,965	\$75,042	\$60,417
Average Household Income	\$109,784	\$98,328	\$86,775

CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803.567.1455
BRADEN SHOCKLEY | Broker | bshockley@trinity-partners.com | 803.567.1373





CONTACT

Roger Winn, SIOR

PARTNER

rwinn@trinity-partners.com | 803.567.1455

Braden Shockley

BROKER

bshockley@trinity-partners.com | 803.567.1373

TRINITY
PARTNERS

1501 MAIN STREET SUITE 410 | COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM