



Rice Creek Farms: Commercial Outparcel(s) Hardscrabble Rd Corridor

RICE CREEK FARMS COMMERCIAL OUTPARCEL(S)
RICE CREEK FARMS ROAD @ LEE RD

COLUMBIA, SC 29229

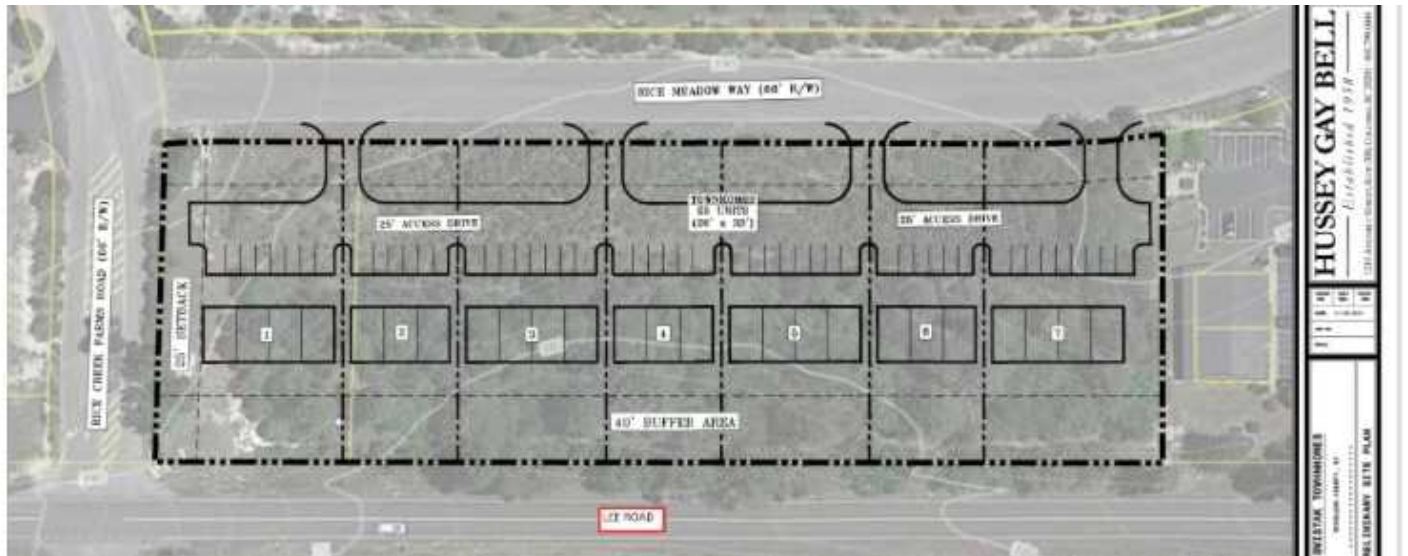
Price: \$1



JOHN PLANK
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PROPERTY SUMMARY

RICE CREEK FARMS ROAD | COLUMBIA, SC 29229



Property Summary

Price:	\$750,000
Lot Size:	2.62 Acres
Price / Acre:	~\$286,250
Access:	Rice Meadow Way - Lee Rd
Cross Streets:	Lee Rd
Permitted Uses:	Similar to (RS-HD) Residential High Density
Traffic Count:	~8,500 Vehicles per Day (Placer.ai)
Drainage:	Established - Stubbed
Utilities:	Available
Zoning:	R6
APN:	R20310-07-03

Property Overview

±2.62 acres in NE Columbia/Richland County at Lee Rd & Rice Creek Farms Rd (also accessible from Rice Meadow Way), adjacent to strong retail amenities including the nearby Publix-anchored Rice Creek Village. The site offers major up-front infrastructure advantages, most notably a stabilized, parcel-sized detention pond with stub-out, paired with a clean, rectangular layout that should allow efficient design and minimal grading. Zoned R-6, the property is well-suited for a range of residential development strategies from single-family to attached and multifamily concepts (subject to county ordinance requirements). With ongoing regional investment and job growth drivers in Richland County and a steady Columbia housing market backdrop, this is an attractive infill-style development opportunity in a proven growth corridor.

Location Overview

Situated in Northeast Richland County near the Hardscrabble Rd corridor, this site benefits from strong nearby retail draw and continued residential momentum, anchored by the Publix-anchored Rice Creek Village shopping center nearby. The broader submarket continues to see major public/private investment, including large-scale industrial growth in Richland County tied to Scout Motors' multi-billion-dollar manufacturing investment and related supplier expansion, which is helping support long-term job formation and housing demand in the region. On the residential side, the Columbia market has remained comparatively steady with modest year-over-year appreciation and typical time-to-pending hovering around a month, supportive fundamentals for new "missing middle" and neighborhood-scale infill development. Located directly across Rice Creek Farms Road is the campus of The Magnanimous Kids Day Care / Early Learning Center, a popular well-established facility.

PROPERTY DESCRIPTION

RICE CREEK FARMS ROAD | COLUMBIA, SC 29229



3 Flags Plaza | 45,000 SqFt Office Park

±2.62 acres positioned at the corner of Lee Rd and Rice Creek Farms Rd, with additional access via Rice Meadow Way, this rectangular parcel offers an efficient and highly usable development footprint with minimal site work anticipated. A key value-add is the existing stabilized stormwater detention pond that is already sized specifically for the tract, complete with a stub-out in place, substantially reducing upfront infrastructure costs and accelerating development timelines. Zoned R-6 (Richland County), the property supports a variety of residential uses including single-family detached, duplex, townhome, and multifamily configurations (subject to county ordinance standards and approvals), allowing flexibility for multiple product types in a market that continues to show steady housing demand.

The site is immediately adjacent to Rice Creek Village, a Publix-anchored retail center along the Hardscrabble Road corridor that provides grocery, dining, and daily-needs shopping within minutes, an increasingly important amenity driver for residential absorption. The surrounding Northeast Columbia submarket continues to benefit from strong residential growth, expanding rooftops, and broader Richland County economic momentum fueled by industrial expansion and regional job creation. The parcel is also located within close proximity to established elementary, middle, and high schools serving the area, further supporting long-term housing demand from families. Combined with nearby newer residential communities, improving infrastructure, and sustained commercial investment, this offering represents a rare opportunity to acquire well-positioned, development-ready land in one of Columbia's most active and stable growth corridors.

PROPERTY PHOTOS

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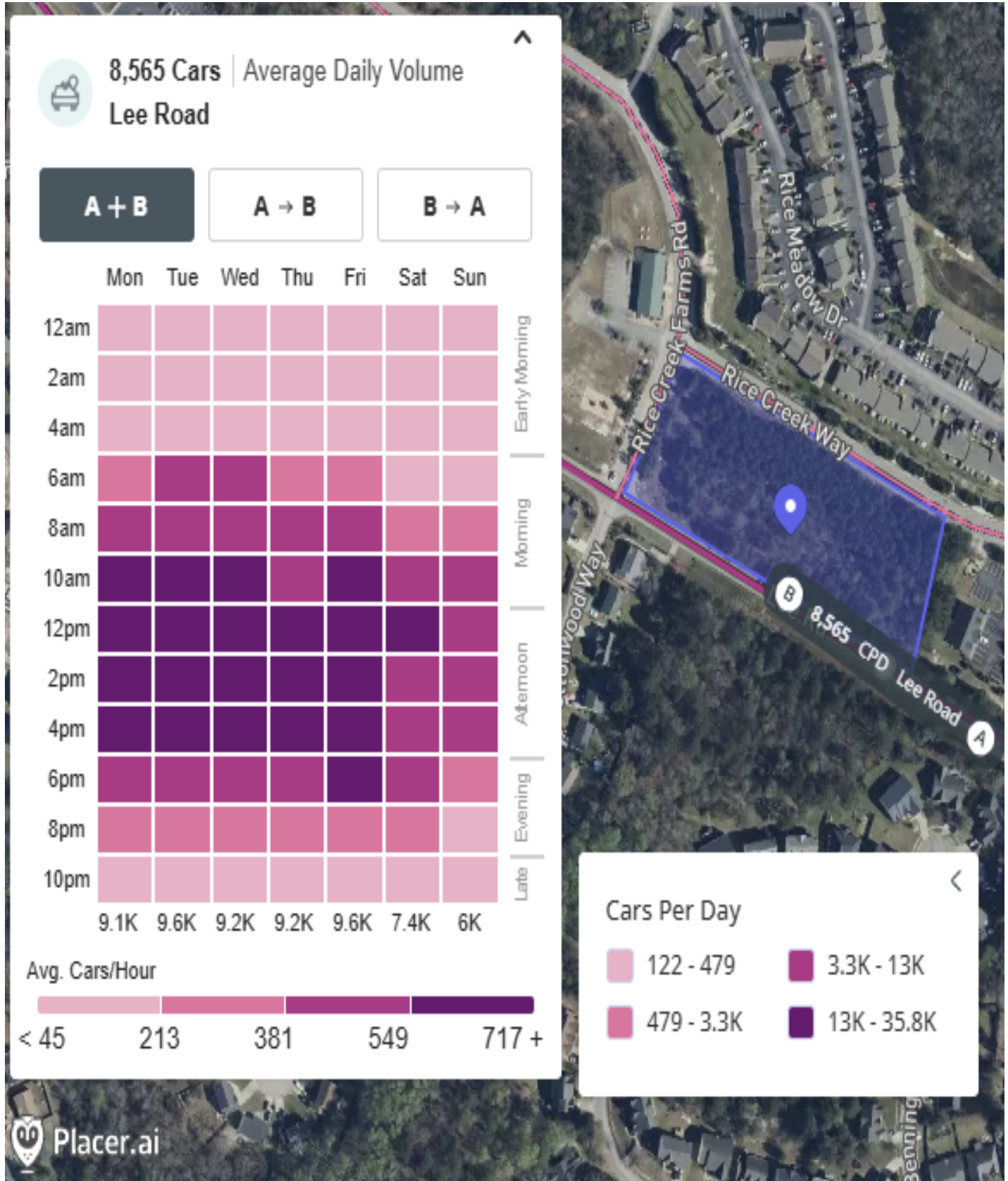
TRADE AREA VIA PLACER.AI

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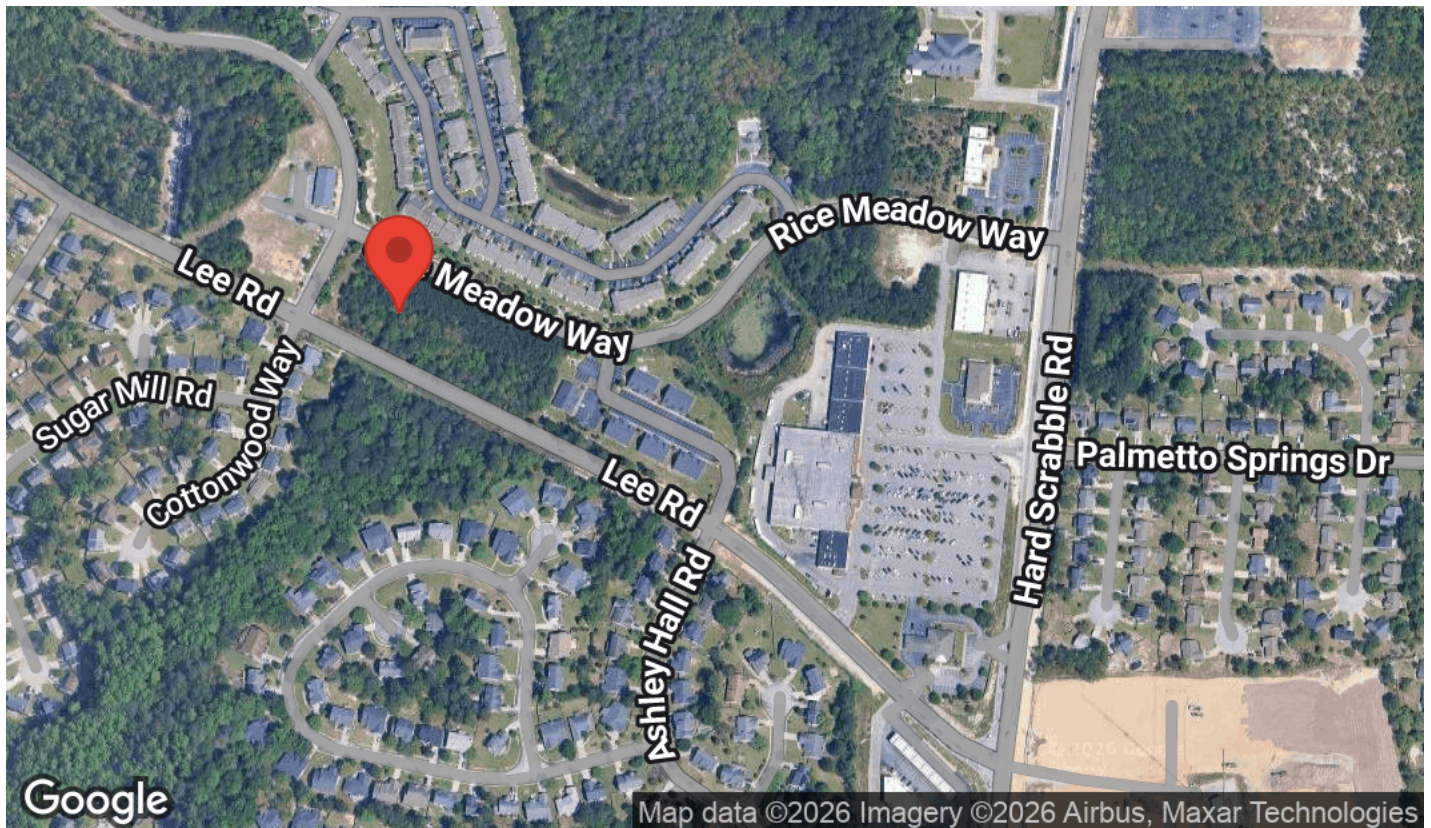
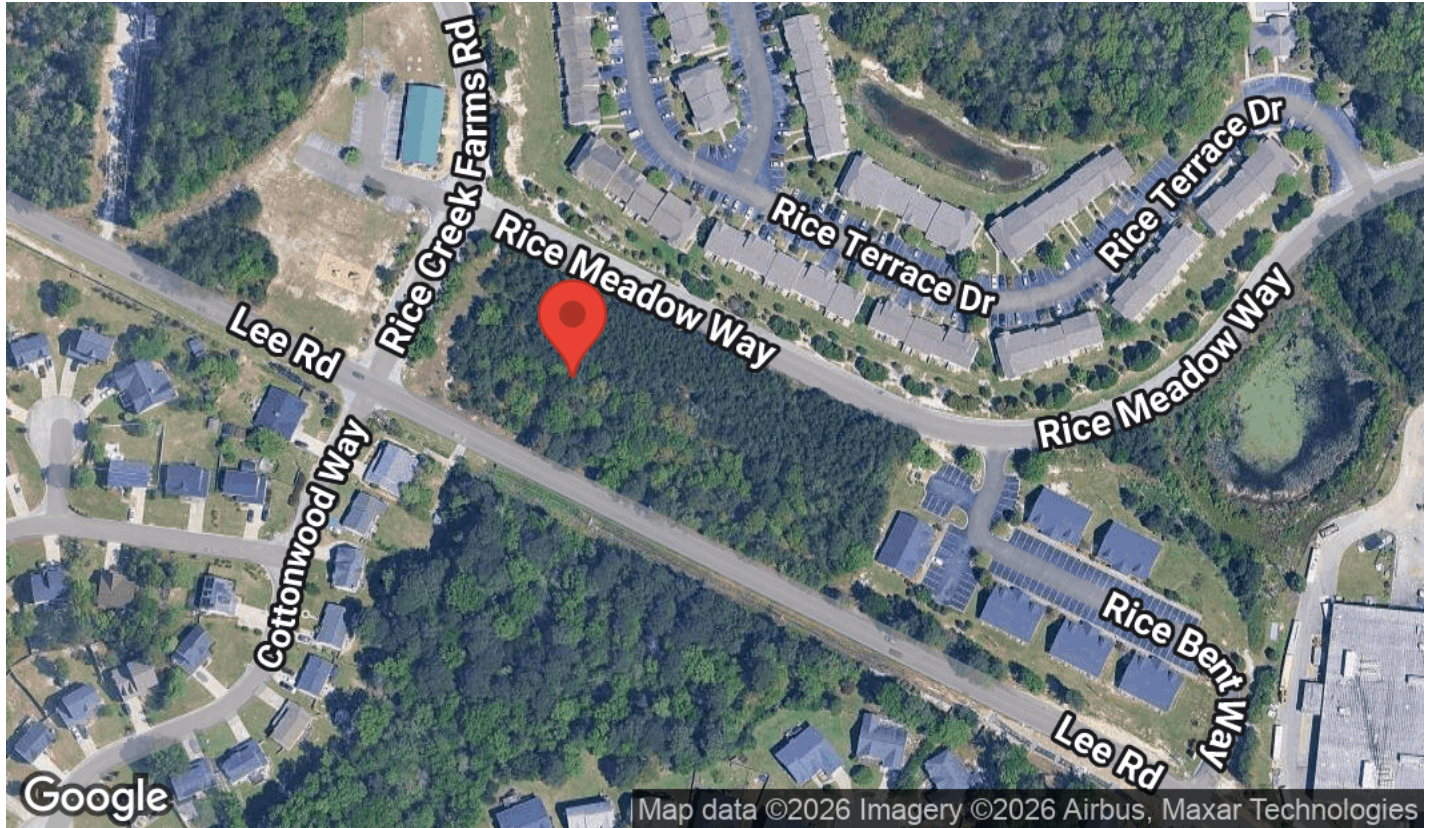
PLACER.AI TRAFFIC COUNTS

RICE CREEK FARMS ROAD | COLUMBIA, SC 29229



LOCATION MAPS

RICE CREEK FARMS ROAD | COLUMBIA, SC 29229

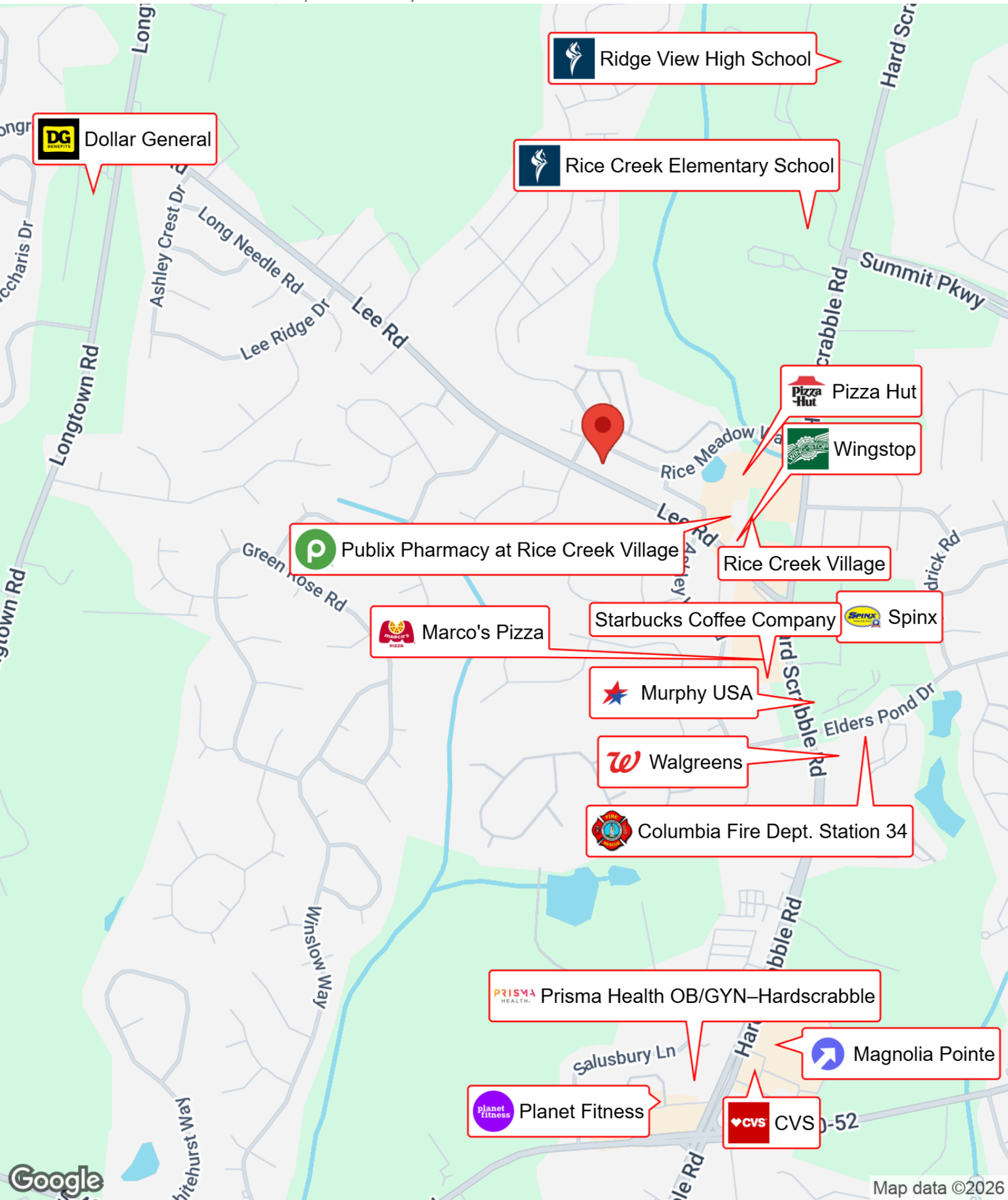



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BUSINESS MAP

RICE CREEK FARMS ROAD | COLUMBIA, SC 29229




 Dollar General

 Ridge View High School


 Rice Creek Elementary School

 Pizza Hut

 Wingstop


 Publix Pharmacy at Rice Creek Village

Rice Creek Village

 Marco's Pizza


Starbucks Coffee Company


 Spinix


 Murphy USA

 Walgreens

 Columbia Fire Dept. Station 34

 Prisma Health OB/GYN-Hardscrabble

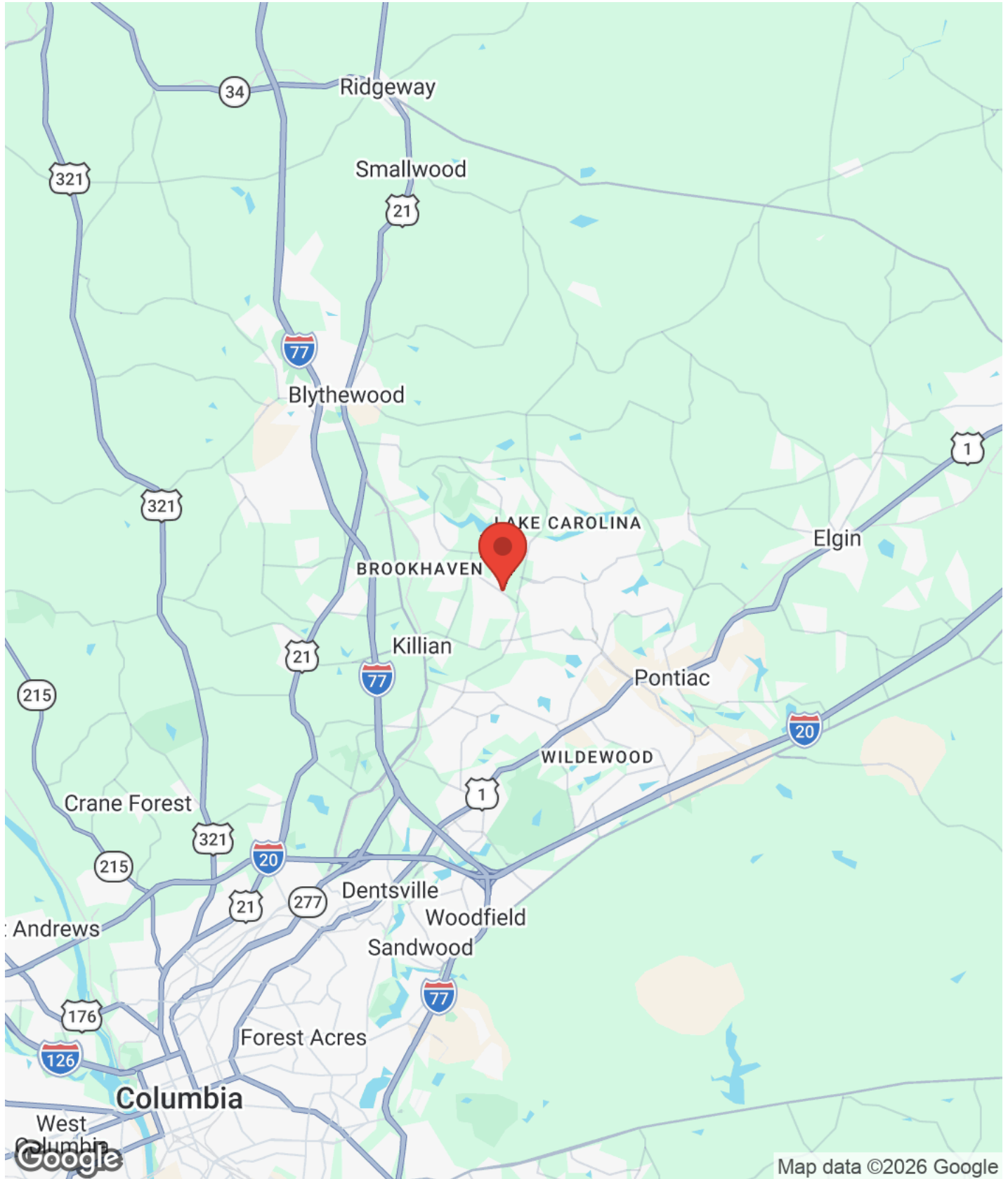
 Magnolia Pointe

 Planet Fitness

 CVS 0-52

REGIONAL MAP

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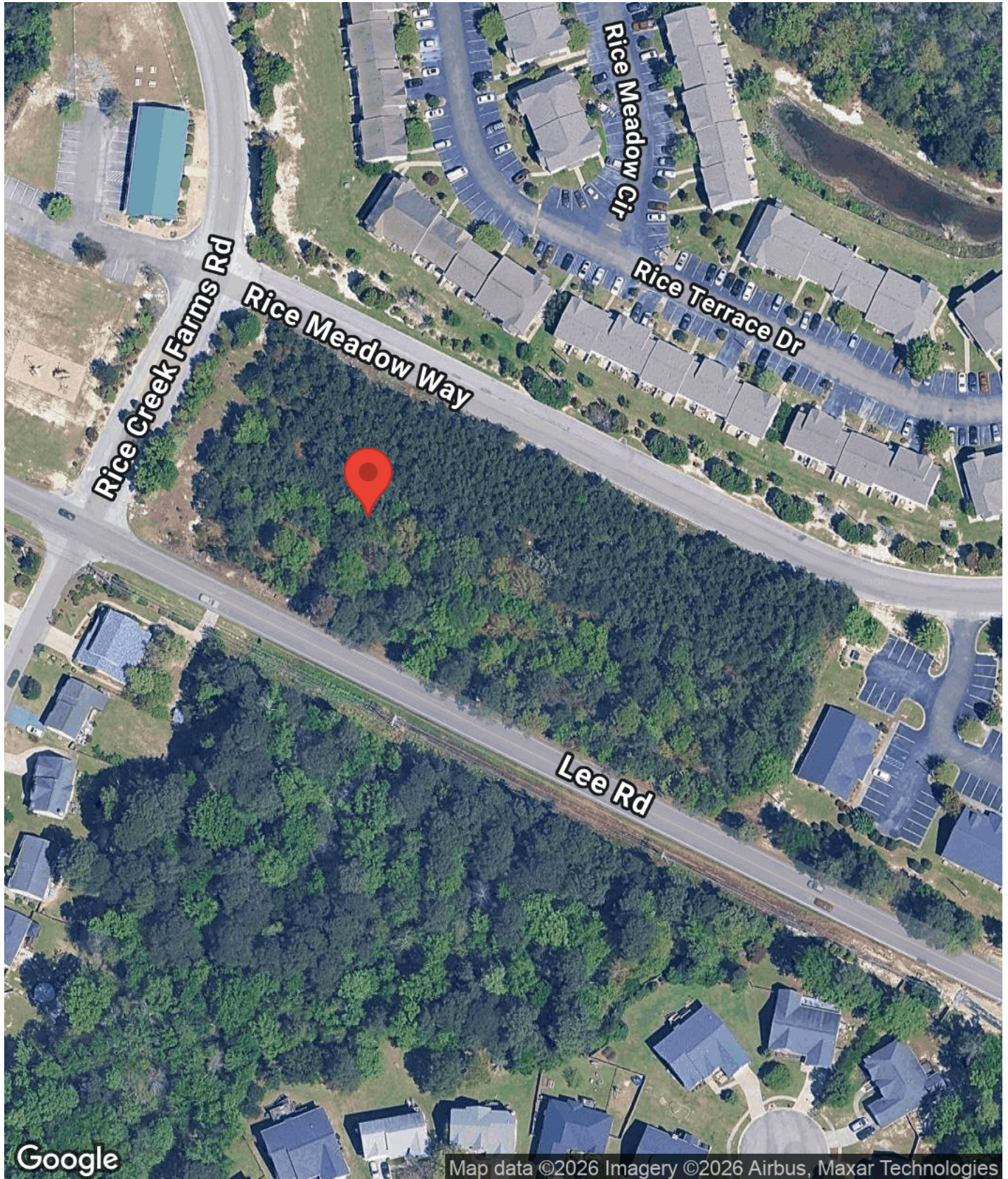


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AERIAL MAP

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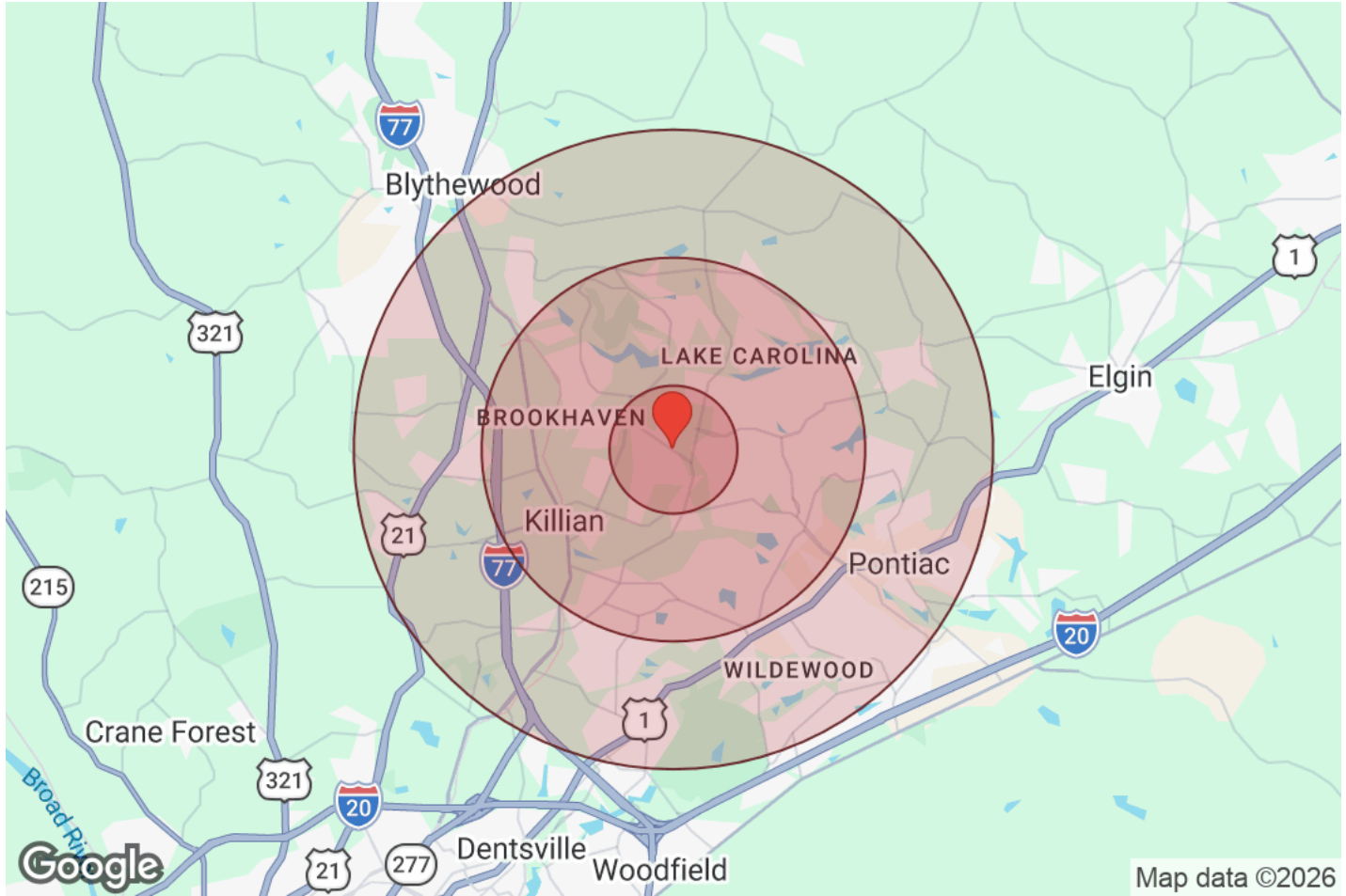
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DEMOGRAPHICS

RICE CREEK FARMS ROAD | COLUMBIA, SC 29229



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Age			
Male	4,604	31,334	52,155	Ages 0 - 14	2,133	13,942	22,285
Female	5,586	36,505	59,927	Ages 15 - 24	1,384	9,440	15,565
Total Population	10,190	67,838	112,082	Ages 25 - 54	4,426	28,381	46,102
				Ages 55 - 64	1,117	7,577	12,646
Race / Ethnicity				Ages 65+	1,129	8,499	15,482
White	2,583	20,948	36,763	Income			
Black	6,456	38,430	60,098	Median	\$65,957	\$83,235	\$80,728
Am In/AK Nat	11	81	146	Under \$15k	340	1,621	3,178
Hawaiian	1	61	112	\$15k - \$25k	166	720	1,442
Hispanic	583	3,928	7,240	\$25k - \$35k	423	1,708	2,892
Asian	304	2,591	4,719	\$35k - \$50k	324	2,361	4,140
Multiracial	240	1,703	2,813	\$50k - \$75k	833	4,818	7,976
Other	12	95	202	\$75k - \$100k	538	3,329	5,863
				\$100k - \$150k	657	4,908	7,792
Housing				\$150k - \$200k	274	2,690	4,349
Total Units	4,236	27,522	46,910	Over \$200k	250	2,495	4,309
Occupied	3,806	24,651	41,939				
Owner Occupied	2,760	18,910	30,772				
Renter Occupied	1,046	5,741	11,167				
Vacant	430	2,871	4,970				

PROFESSIONAL BIO

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As the Broker In Charge for the Commercial Real Estate Division, John's leadership and experienced background supports a consistent, well rounded, and professional approach to all situations within the ever-changing development industry.

John is a third-generation real estate professional who spent considerable time as a child in the corner of his Grandmothers' firm, observing transactions and learning the trade at an early age. His family has also been involved in the majority of US Conflicts dating all the way back to WW1. And given the current state of world affairs at the time he graduated Highschool, John wanted to fulfill his patriotic duty. From 2004-2010, John spent 6 years active duty in the United States Airforce as a Staff Sergeant with the 96th Security Forces Squadron. In this time, he completed three deployments (totaling 18 months overseas) in direct support of Operation Iraqi Freedom with multiple decorations to show. During his time in the Military, John also completed his Associates Degree in the Applied Science of Criminal Justice.

In his post-military career, he shifted his focus to family. Subsequently, he became a Husband to his Wife, Father to their two Sons, and a full time Firefighter/EMT for the City. While simultaneously working towards his undergraduate degree, John was also part of the State's Emergency Response Team where he was a Rescue SCUBA Diver and Swift Water Rescue Technician. He was heavily involved with hurricane/flood deployments for post disaster rescue efforts alongside FEMA. After graduating with a Bachelor's of Science in Business Administration and Finance, John and his family felt it was time to leave public service behind and continue the family tradition in real estate.

John became licensed and was recruited by a national commercial firm, where, after five years of proven sales and leadership, he was promoted to Senior Advisor. His natural gravitation towards development inevitably crossed paths with Divine Realty, where he was brought on board the team to head up their real estate division as the Broker In Charge. For fun, John enjoys spending time with family and friends, coaching youth ice hockey, traveling, sports, and creating new opportunities through business relationships.

DISCLAIMER

RICE CREEK FARMS ROAD

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