



INFILL DEVELOPMENT OPPORTUNITY · COLUMBIA, SC

# 6743 Satchel Ford Road

New Construction · R-5 Zoned · Forest Acres · A.C. Flora School Zone

**\$160K**

Asking Price

Seller motivated · recently reduced

**0.71ac**

Lot Size

Level · Zone X flood

**8**

Units Supported

R-5 zoning · ERCPSD confirmed

# Property Overview

## Key Details

<b>TMS</b>	14112-01-05
<b>Lot Size</b>	0.71 Acres · Level
<b>Zoning</b>	R-5 – Richland County
<b>Potential</b>	Up to 8 units – duplexes, quads, townhomes
<b>Flood Zone</b>	Zone X – no flood hazard
<b>Asking Price</b>	\$160,000


## Utilities

### Water

City of Columbia – main along Satchel Ford Rd

### Sewer

ERCPSD confirmed · 8 units supported

 Survey, zoning confirmation, site plans & sewer availability letter available upon request.

# Location & Schools

## Nearby Destinations

- ~2.5 mi — Trenholm Plaza  
(grocery, dining, retail)
- ~2.5 mi — Forest Drive  
commercial corridor
- ~3 mi — Forest Acres
- ~5 mi — Downtown Columbia /  
Five Points

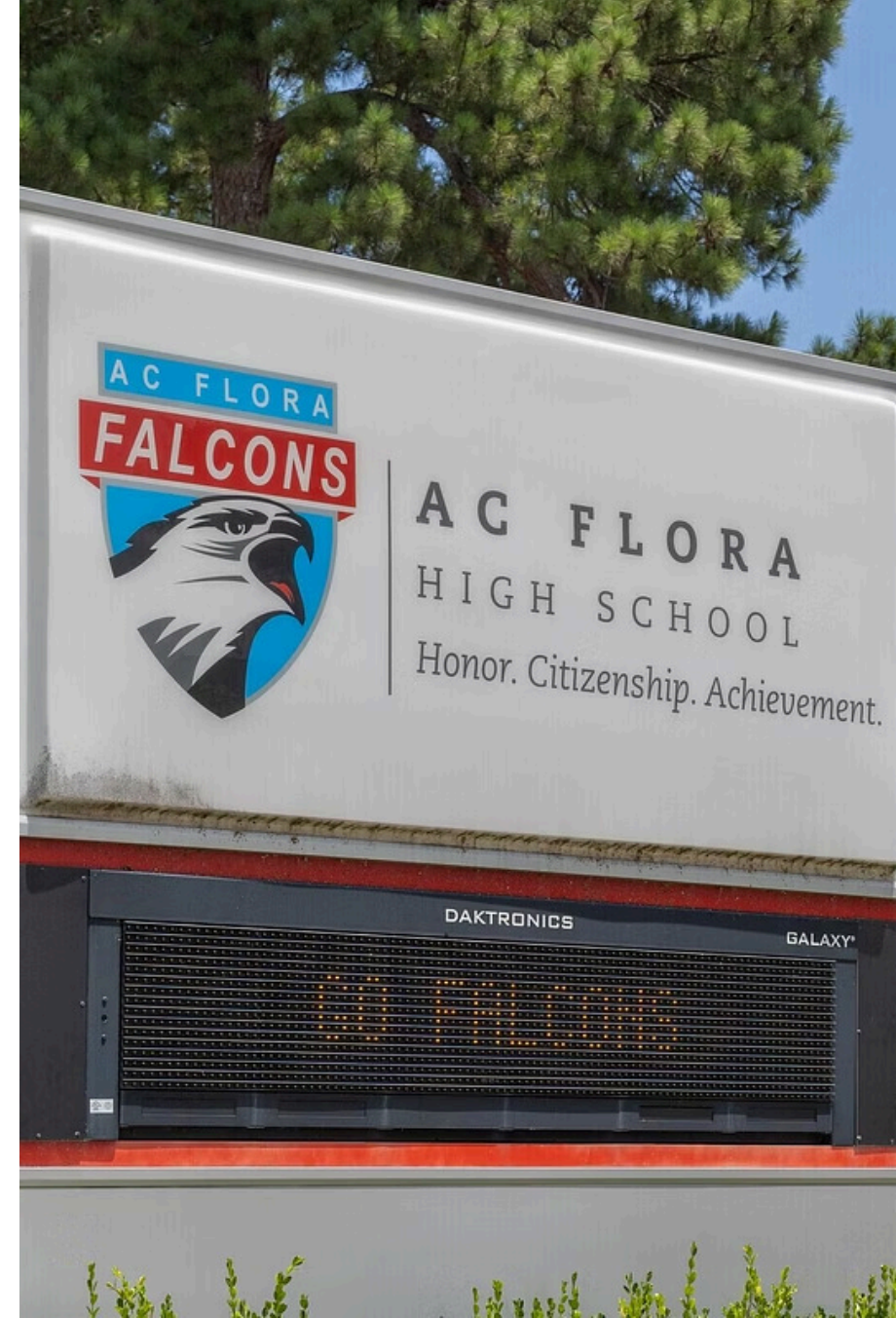
## Richland One Schools

Satchel Ford Elementary

Crayton Middle School

A.C. Flora High School

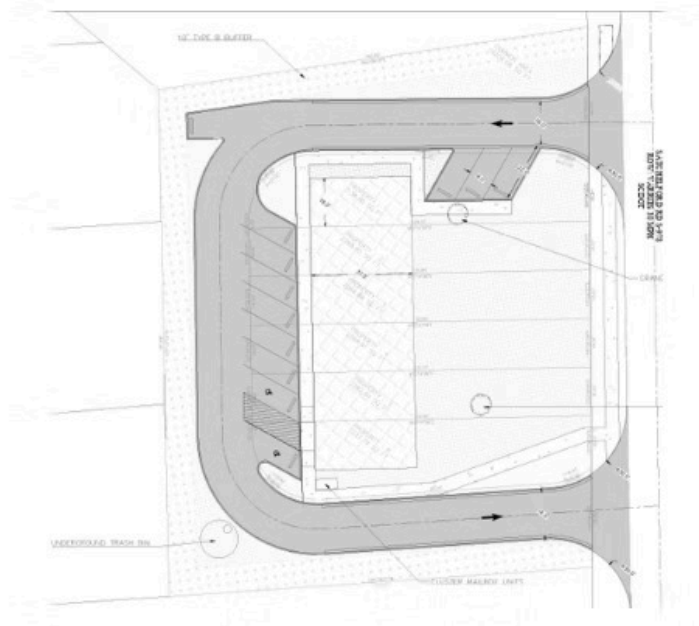
One of Columbia's most in-demand  
school zones



# Engineering Concept Site Plans

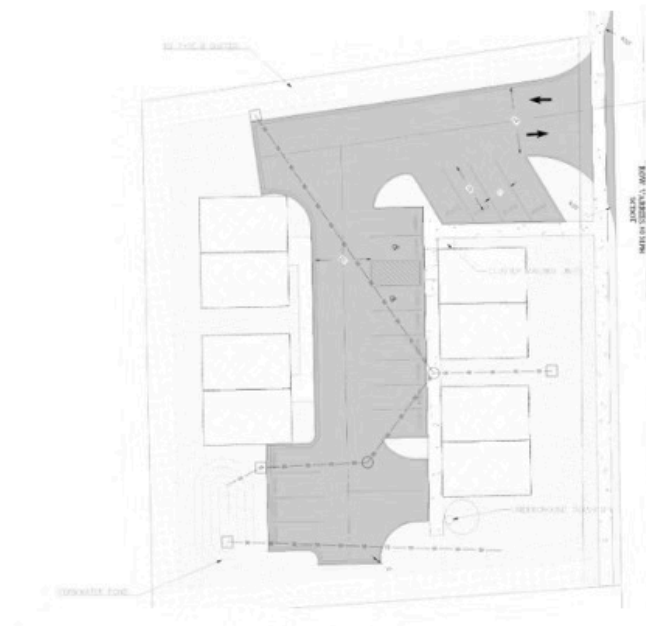
Preliminary site plans prepared by **Cross Engineering** for two development configurations. Both utilize the parcel's rectangular footprint with drive access from Satchel Ford Road. Full-size plans available upon request.

## Smaller Configuration — Up to 6 Units



A more conservative footprint — suitable for duplex or small multifamily builds. Lower overall capital requirement while still benefiting from the location, school zone, and confirmed utilities.

## Larger Configuration — Up to 8 Units



Maximizes the parcel's R-5 density allowance. ERCPSD has confirmed sewer capacity supports up to 8 units with no system upgrade required.

# The Corridor Is Already Performing

Comparable duplexes on Valleybrook Road — less than a quarter mile away (directly in front) — appreciated **69%** between 2022 and 2024 on 1984-built product (not renovated).

Address	Sold	Price	Rents at Sale
6807-6809 Valleybrook Rd <i>not renovated</i>	2022	\$175,000	\$600 + \$750/mo
6815-6817 Valleybrook Rd <i>not renovated</i>	2024	\$295,000	Vacant at sale

## Existing Product

Rented for \$600-\$750/mo on 1984-built duplexes in 2022 - NOT renovated

## New Construction

\$1,900-\$2,300/mo per unit in this corridor

## Appreciation

**+69%** · 2022→2024 · same street · same product

Source: CMLS MLS #337521 & #586687. Rent projections based on current market conditions for new construction — buyers to verify with a local property manager.

# Pro Forma Summary

1,250 sqft/unit · \$150/sqft construction estimate · 95% occupancy. All figures are estimates — buyers to verify independently.

8-Unit · Est. All-In \$1,660,000 · 10,000 sqft

6-Unit · Est. All-In \$1,285,000 · 7,500 sqft

Rent/Unit/Mo	Gross Annual	Est. NOI	Cap Rate
\$1,900	\$182,400	\$142,100	8.6%
\$2,100	\$201,600	\$157,050	9.5%
\$2,300	\$220,800	\$172,000	10.4%

Rent/Unit/Mo	Gross Annual	Est. NOI	Cap Rate
\$1,900	\$136,800	\$106,600	8.3%
\$2,100	\$151,200	\$117,800	9.2%
\$2,300	\$165,600	\$129,000	10.0%

**\$160K**

Land Price

**\$1.66M**

Est. All-In (8-Unit)

**8-10%**

Cap Rate Range

Property tax and debt service not included in NOI. Buyers to conduct own due diligence. CMLS #628874. Listing agent represents seller.

# Contact the Listing Agent

\$160,000 · 0.71 Acres · Up to 8 Units · R-5 Zoning · A.C. Flora School Zone. For the full due diligence package or to discuss the opportunity. Construction financing available through a preferred lender for qualified buyers.

**Kaytie Grubbs**

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**Email:** [kaytie@tzedico.com](mailto:kaytie@tzedico.com)

**Brokerage:** Tzedi Co Realty

## Available Upon Request

- Property Survey & Plat
- Zoning Confirmation Letter
- Engineering Site Plans (both configs)
- Water & Sewer Availability Letters
- FEMA Flood Map (Zone X)
- Construction Financing Introduction

