



OFFERING SUMMARY

CEDAR COVE TOWNHOMES

1002 Drake Street | Columbia, SC 29209

118

UNITS (PLANNED)

6.86

LOT SIZE (AC)

**BTR OR FOR-SALE
DEVELOPMENT SITE**



THE OPPORTUNITY

Greysteel presents Cedar Cove Townhomes in Columbia, South Carolina. This efficiently planned project offers 118 townhouse-style units in the dynamic Southeast Columbia area. The modern design arranged on 6.86 acres maximizes the land use and is consistent with surrounding residential uses. The project is pending site plan approval through City of Columbia and the final project may be held as rental product or offered as for-sale opportunity.



LOCATION

The project is uniquely positioned in the middle of three key nodes of Southeast Columbia; Garners Ferry Corridor with I-77 Interchange, Main Gate to Fort Jackson, and most notably, the new Cross Hill Market featuring Whole Foods. This location also offers quick and easy access directly Downtown or to the University of South Carolina. The Garners Ferry Retail Corridor is at the property's doorstep, offering all the major national retailers within a convenient 2-3 mile radius.



PROPERTY TAX ABATEMENT

Richland County and City of Columbia both acknowledge the burden their property tax assessments place on new development. They have developed a property tax abatement program for new development projects that can achieve up to a 35% reduction in property taxes for the first ten years, provided the developer meets certain criteria. This can include developing additional public infrastructure as part of the project or allocating a percentage of units to meet affordability requirements. Please contact the Brokers for more details on this program.

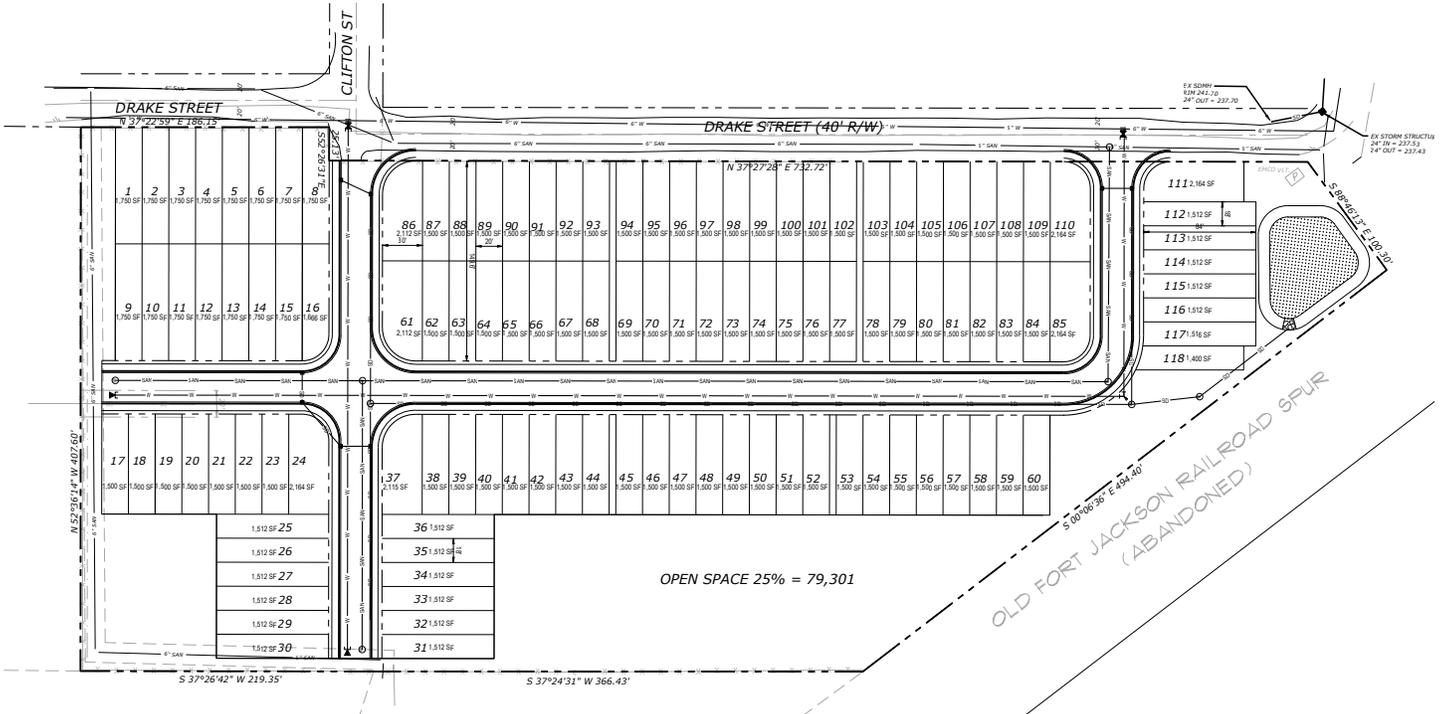


EMPLOYMENT ABUNDANCE

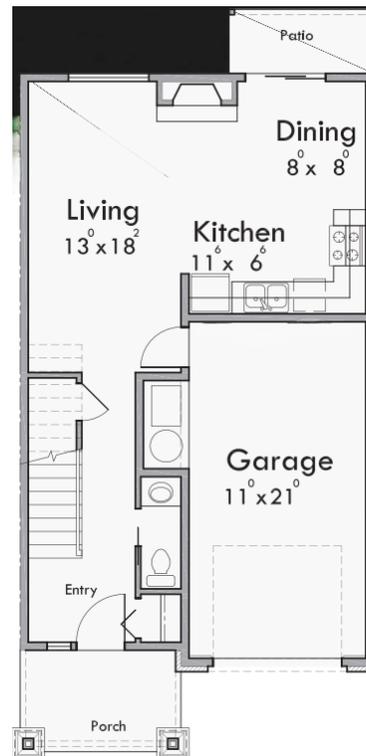
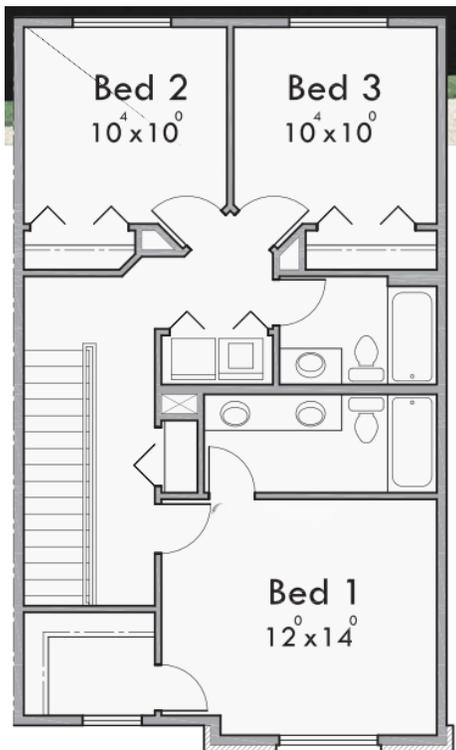
There is no shortage of employment in this submarket. Medical employment is available at the VA Hospital and USC School of Medicine. Likewise, education employment with Richland County School District, USC School of Medicine, Midlands Technical College – Beltline Campus or University of South Carolina downtown. Retail employers include Cross Hill Market (Whole Foods, Ulta Beauty, Athleta, Midwood Smokehouse), Food Lion Plaza (Food Lion, Staples), Shoppes at Woodhill (Target, Starbucks, World Market, Party City), Landmark Square (Goodwill, Ross, Dollar General, Big Lots), in addition to most major fast food chains, convenience stores, hospitality options, and more.



118-UNIT TOWNHOME SITE PLAN



CONCEPT FLOOR PLANS





RETAIL MAP

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CAPITAL MARKETS

Greysteel, seller, and their respective representatives make no representations or warranties, express or implied, regarding the accuracy or completeness of the information in this Offering. All references to acreage, square footage, distance, and other measurements are approximations and must be independently verified. Prospective purchasers shall be responsible for performing their own independent due diligence with respect to a possible transaction. This Offering is subject to prior placement, withdrawal, cancellation or modification without notice.

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