

For Sale

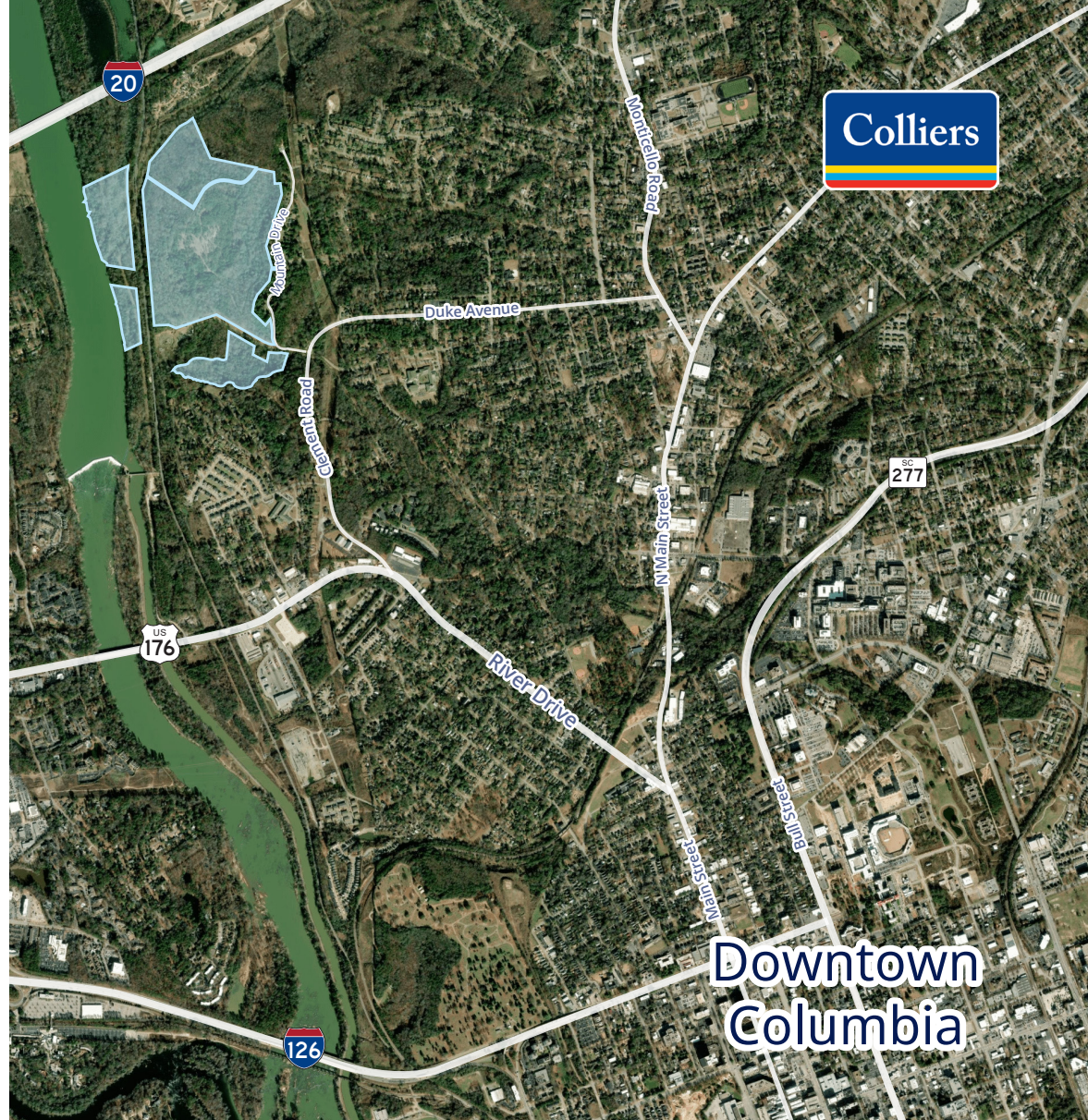
Round Tree Tract | Columbia, SC

Highlights

- Large tract comprised of 3 parcels totaling approximately 155.9 acres
- Located within the City of Columbia on the Broad River
- Nearby major thoroughfares: River Drive, N Main Street and Monticello Road (Exit 68 off I-20)
- Strong appetite for single-family residential land in the Columbia market

Key Specifications

Address	Mountain Drive, Columbia, SC 29203		
County	Richland		
TMS	#R07415-02-02, #R09203-01-01, #R07415-02-03		
Acres	±155.9 acres		
Zoning	RSF-3 (Residential Single Family – small lot district) <i>City of Columbia</i>		
Utilities	Water	City of Columbia	
	Sewer	City of Columbia	
Ideal use(s)	Single-family development		
Units	208		
State/Condition	Full LDPs		



Population

5 min: 9,187
10 min: 41,637
15 min: 159,571



Daytime Pop.

5 min: 6,152
10 min: 86,712
15 min: 252,155



Housing Units

5 min: 5,308 11.7% vacancy
10 min: 23,372 13.0% vacancy
15 min: 81,979 12.2% vacancy



Med. Home Value

5 min: \$226,540
10 min: \$211,207
15 min: \$223,972



Avg. HH Income

5 min: \$73,130
10 min: \$66,820
15 min: \$74,029

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Due Diligence
material



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