

# LAND FOR SALE: ±16 ACRES ON CORLEY MILL ROAD LEXINGTON, SC

**FOR SALE:** Contact Brokers for Pricing



## CONTACT

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# PROPERTY HIGHLIGHTS

- » **±16 acre site** along the north side of Sunset Blvd. (Hwy. 378) heading west towards downtown Lexington, SC
- » **Prime development tract** surrounded by new commercial and residential growth
- » **Traffic Count:** 35,200 VPD (Sunset Blvd.)
- » **Less than 1 mile** from I-20
- » Gentle topography sloping from east to west
- » **Zoning:** Intensive Development (Lexington County)
- » **Utilities:** Water & Sewer located along Corley Mill Road
- » **Included in the “Sunset Split” plans**, which will be the next phase of the Corley Mill Gateway Project
- » Subject to the Sunset Split, 159 Corley Mill Rd. would feature **highly trafficked frontage**, including a **signalized intersection** connecting Sunset Blvd. (Hwy. 378) to Corley Mill Road

## SALE PRICE

Contact Brokers for Pricing

# ± 16 ACRES



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# PROPOSED SUNSET SPLIT



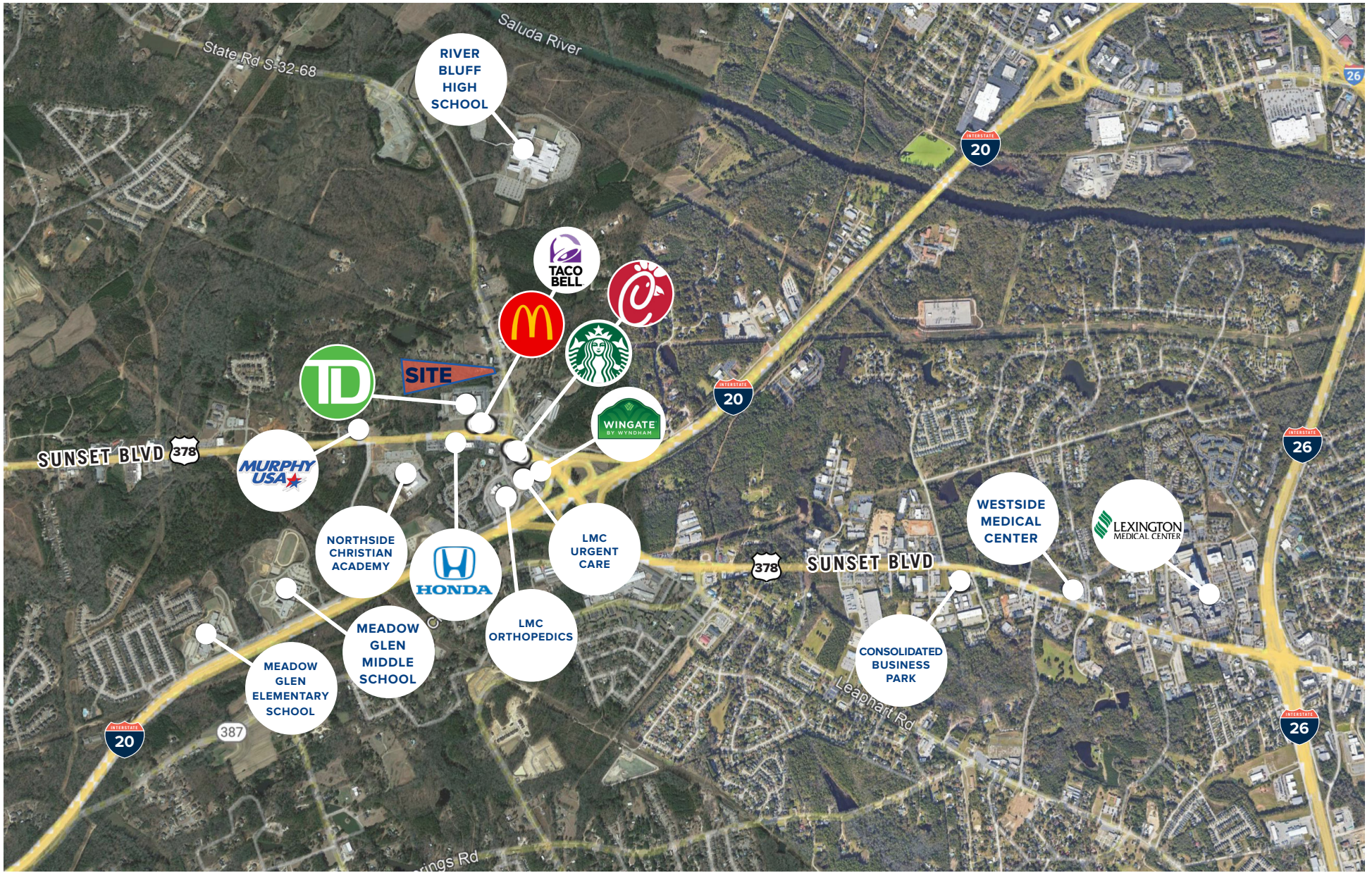
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# POINTS OF INTEREST



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# LOCATION OVERVIEW



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# AREA DEMOGRAPHICS (2024 ESRI)



## Total Households

- » **1 mile:** 784
- » **3 miles:** 16,089
- » **5 miles:** 55,463



## Total Population

- » **1 mile:** 1,875
- » **3 miles:** 39,189
- » **5 miles:** 130,526

2029 Projected

- » **1 mile:** 2,028
- » **3 miles:** 41,097
- » **5 miles:** 134,722



## Average Household Income

- » **1 mile:** \$115,934
- » **3 miles:** \$99,407
- » **5 miles:** \$88,672

2029 Projected

- » **1 mile:** \$135,831
- » **3 miles:** \$115,625
- » **5 miles:** \$103,145



2024 Demographic Data	1 Mile	3 Miles	5 Miles
Population	1,875	39,189	130,526
Households	784	16,089	55,463
Families	553	10,310	32,166
Average Household Size	2.38	2.40	2.26
Owner Occupied Housing Units	622	11,817	34,856
Renter Occupied Housing Units	162	4,272	20,607
Median Age	39.0	40.4	38.8
Median Household Income	\$88,972	\$76,351	\$64,909
Average Household Income	\$115,934	\$99,407	\$88,672

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