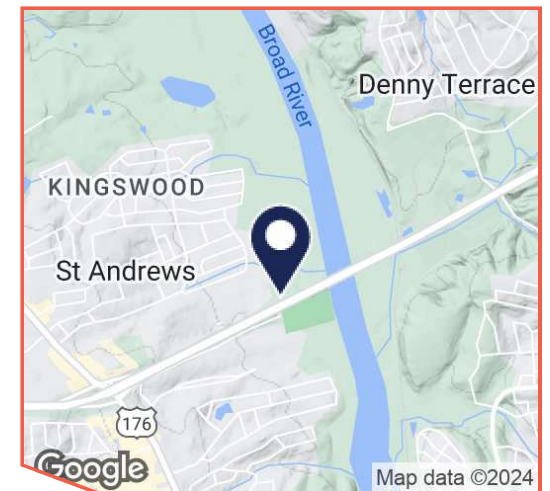


Marley Drive, Columbia, SC 29210

For Sale
\$229,000

Large Unimproved Tract of Land for Sale in Residential Neighborhood

- 3.78 acre lot
- Located in the St. Andrews northeast neighborhood
- Zoned RSF-1 (Residential Single-Family - Large Lot)
- Zoning Jurisdiction: City of Columbia
- Within walking distance of Columbia High School
- Less than a quarter mile from the Broad River



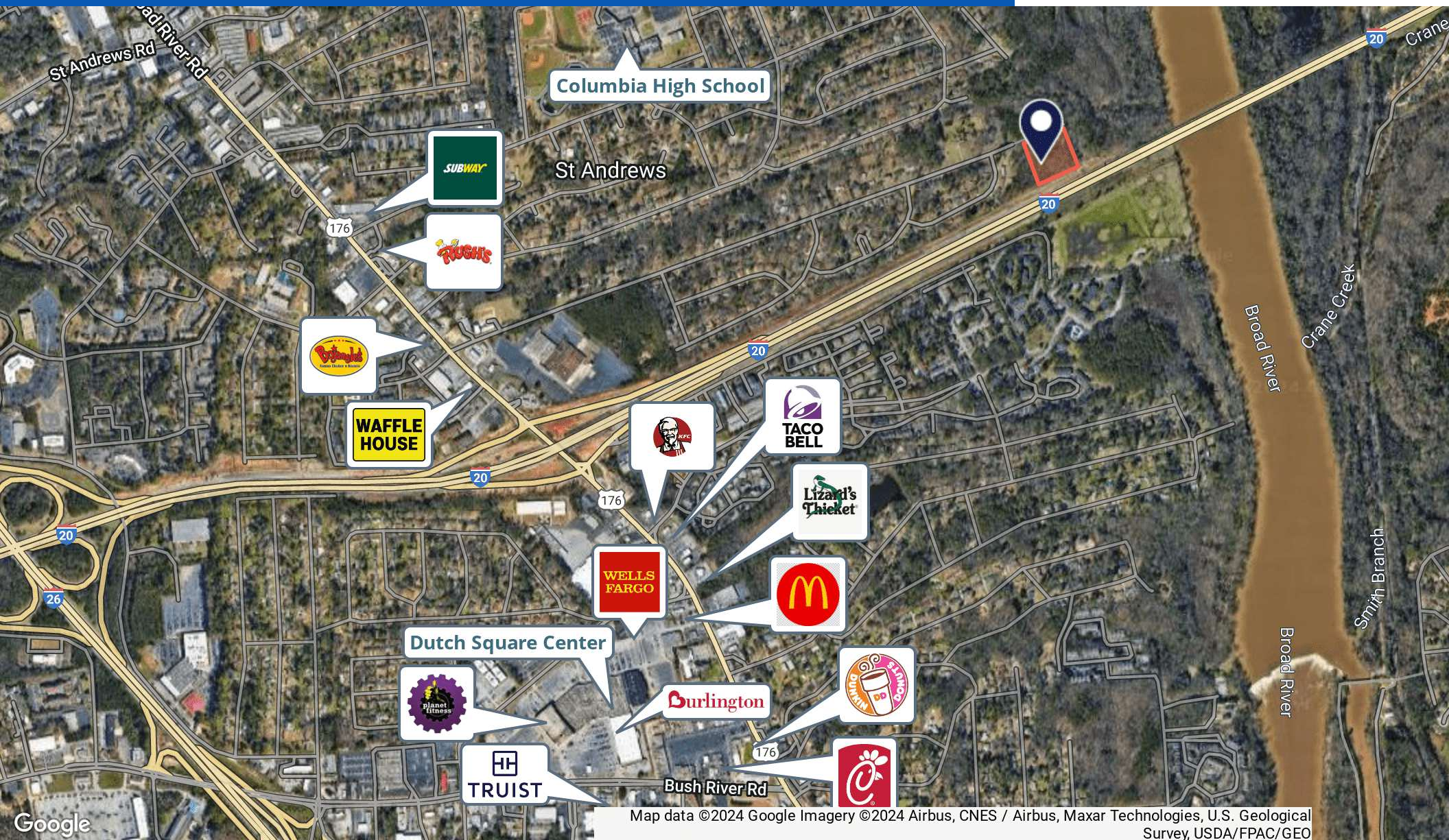
Rob Lapin / 803.567.1536 / rlapin@trinity-partners.com
John Coleman / 803.567.1876 / jcoleman@trinity-partners.com

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201
TRINITY-PARTNERS.COM

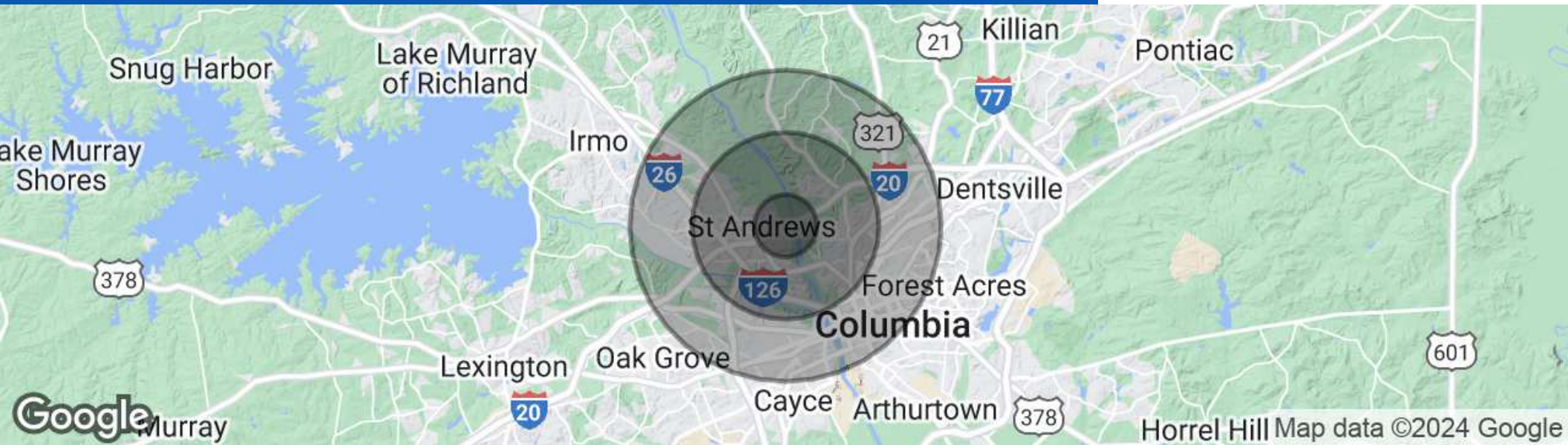
Marley Drive, Columbia, SC 29210

For Sale
\$229,000



Marley Drive, Columbia, SC 29210

For Sale
\$229,000



Population

	1 Mile	3 Miles	5 Miles
Total Population	8,016	51,065	136,641
Average Age	33.0	33.5	34.7
Average Age (Male)	29.8	31.5	32.8
Average Age (Female)	33.7	35.1	36.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,108	24,633	63,888
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$41,196	\$45,626	\$48,969
Average House Value	\$83,876	\$105,339	\$125,634

2020 American Community Survey (ACS)

Marley Drive, Columbia, SC 29210

For Sale
\$229,000



RSF-1: Residential Single Family – Large Lot District

Purpose

The purpose of the Residential Single-Family - Large Lot (RSF-1) District is to provide lands that accommodate primarily single-family detached dwellings at very low densities. The district also accommodates parks and recreation centers, government offices, and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	15,000
Lot Width, min. (ft.)	90
Lot Depth, min. (ft.)	70
Lot Coverage, max. (% of site area)	40
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	25
Side Yard Setback, min. (ft.)	8
Rear Yard Setback, min. (ft.)	15
Building Height, max. (ft.)	40

Notes: ft. = feet sf. = square feet du. = dwelling unit

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED

Dwelling, single-family detached

Community recreation center

Cultural facility²

Day care facility²

Library

Place of worship²

Public safety facility

Elementary, middle, or high school²

Arboretum or botanical garden²

Cemetery²

Park or greenway¹

Utility facility, major²

Utility facility, minor

Community garden¹

Crop production and processing²

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.