

8.93 AC Development Site

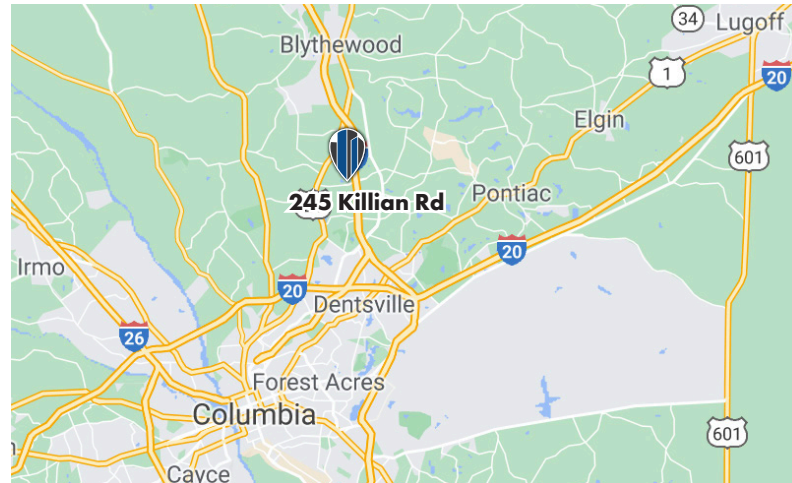
245 Killian Road, Columbia, SC 29203



FOR SALE

- 8.93 Acres prime for development
- Richland County parcel numbers: 14781-01-34 (Zoned GC), 14781-01-52 (Zoned GC), 14781-01-51 (Zoned RU), 14781-01-50 (Zoned RU)
- 3.79 acres are zoned General Commercial and 5.14 acres are zoned Rural
- ±620 Ft frontage on Killian Road
- Incredibly busy exit with 12,152 VPD on Killian West of I-77 and 34,967 VPD on Killian East of I-77, 87,514 VPD on I-77
- 10+ Auto dealerships located within a 1.5 Mile Radius
- Water and sewer are available
- Excellent development opportunity for a gas station, restaurant, convenience store, drug store, hotel, etc..

SALES PRICE: \$500,000 (\$55,991/AC)



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	437	24,466	83,486
TOTAL HOUSEHOLDS:	175	9,176	31,684
MEDIAN HH INCOME:	\$66,000	\$63,687	\$60,877

**RICHLAND COUNTY
COMMUNITY PLANNING & DEVELOPMENT**

2020 Hampton Street
Columbia, SC 29204



December 6, 2019

**RE: 245 Killian Road Map Amendment Case 19-020MA
TMS: R14781-01-34 & 52**

To Whom It May Concern:

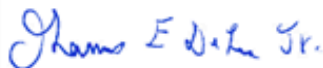
Our records indicate that County Council gave *first reading approval* for the subject properties to be rezoned from Rural District (RU) to the General Commercial District (GC) at the County Council Zoning Public Hearing held on June 25, 2019. Map Amendment requests are required to appear before County Council for three readings before the Map Amendment request is finalized. The subject properties received *third reading approval* on August 1, 2019.

There are presently no known zoning violations to the subject properties or facilities located thereon, nor has this department, to date, received any notice of any violations at the properties. Also, there are no records of the properties being granted any variances or special exceptions.

There are no known actions or proceedings that are pending before any court with respect to the zoning of the properties, any improvements located thereon, validity of the LDC or any certification or permits issued thereunder.

If you have any questions or need additional information I can be reached at (803) 576-2172.

Sincerely,



Thomas E DeLage Jr.
Assistant Zoning Administrator, Interim Planning Services Manager
Community Planning & Development Department
Zoning & Development Services Division