



FOR SALE

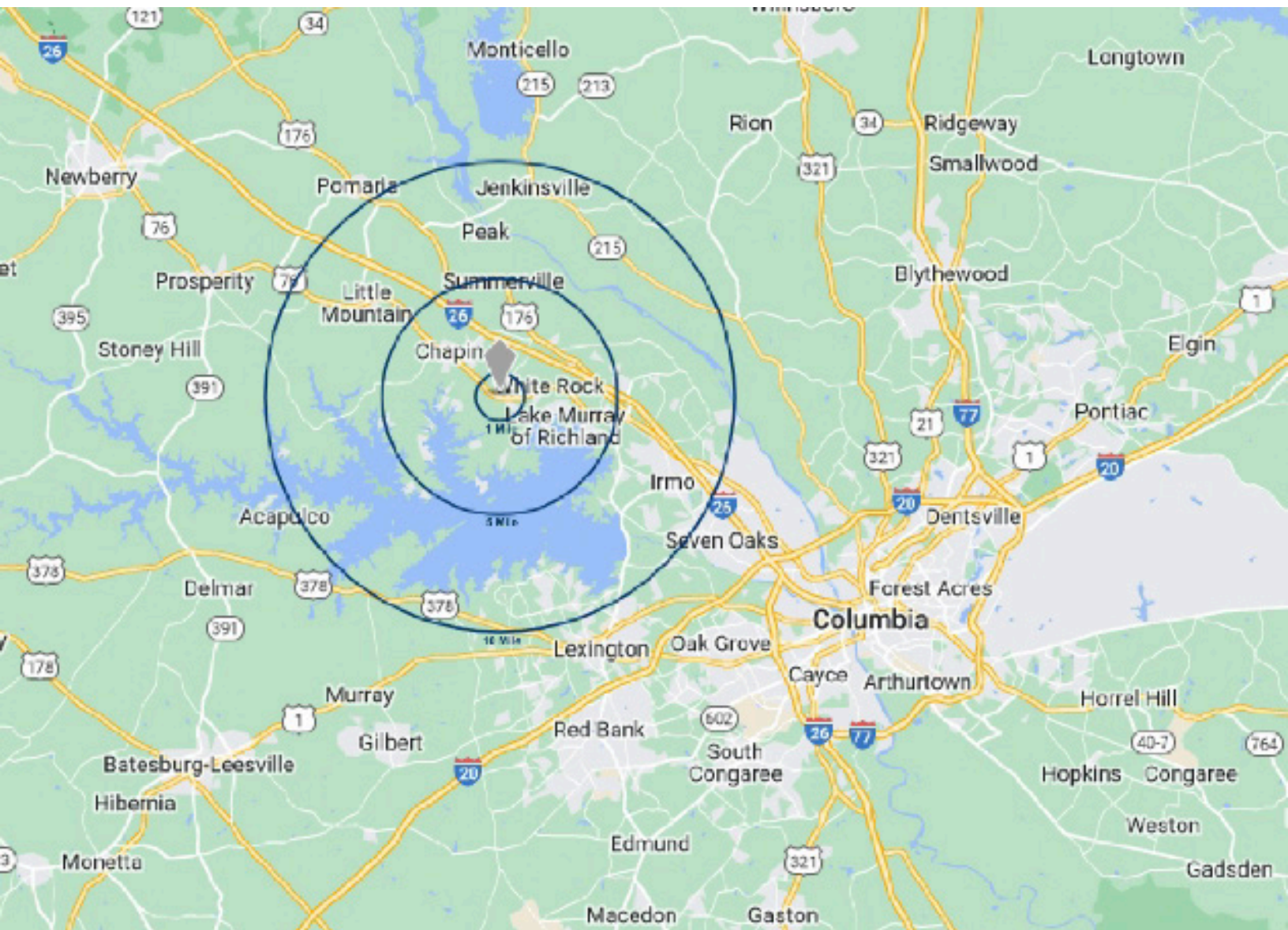
- 33.32 Acres For Sale
- 3 parcels totaling 33.32 Acres
- 18.84 Acres in Lexington County (TMS: 001200-01-024)
- 8.28 Acres in Lexington County (TMS: 001100-11-003)
- 6.2 Acres in Richland County (TMS: 00500-05-05)
- Lexington County parcels are zoned ID (Intensive Development)
- The Richland County parcel is zoned RU (Rural)
- Former Lake Murray Golf Center with driving range, putting green, and 9-hole par 3 course
- Located across from Higher Ground Char House in Chapin
- 12,400 VPD on Chapin Rd
- Easy access to I-26
- High growth area with strong demographics
- Excellent development opportunity for low density residential and or commercial use
- The maximum allowable density is 2-6 dwelling units per exact acre (Est. 85 Lots MAX – not including buffers and setbacks)
- City water is available across the street on Chapin Rd.
- The Town of Chapin plans to extend sewer to this site on Chapin Rd (Est. timeframe is mid 2024). Currently the closest available sewer option is roughly 6,000 ft from the site.

Sales Price: \$1,915,900

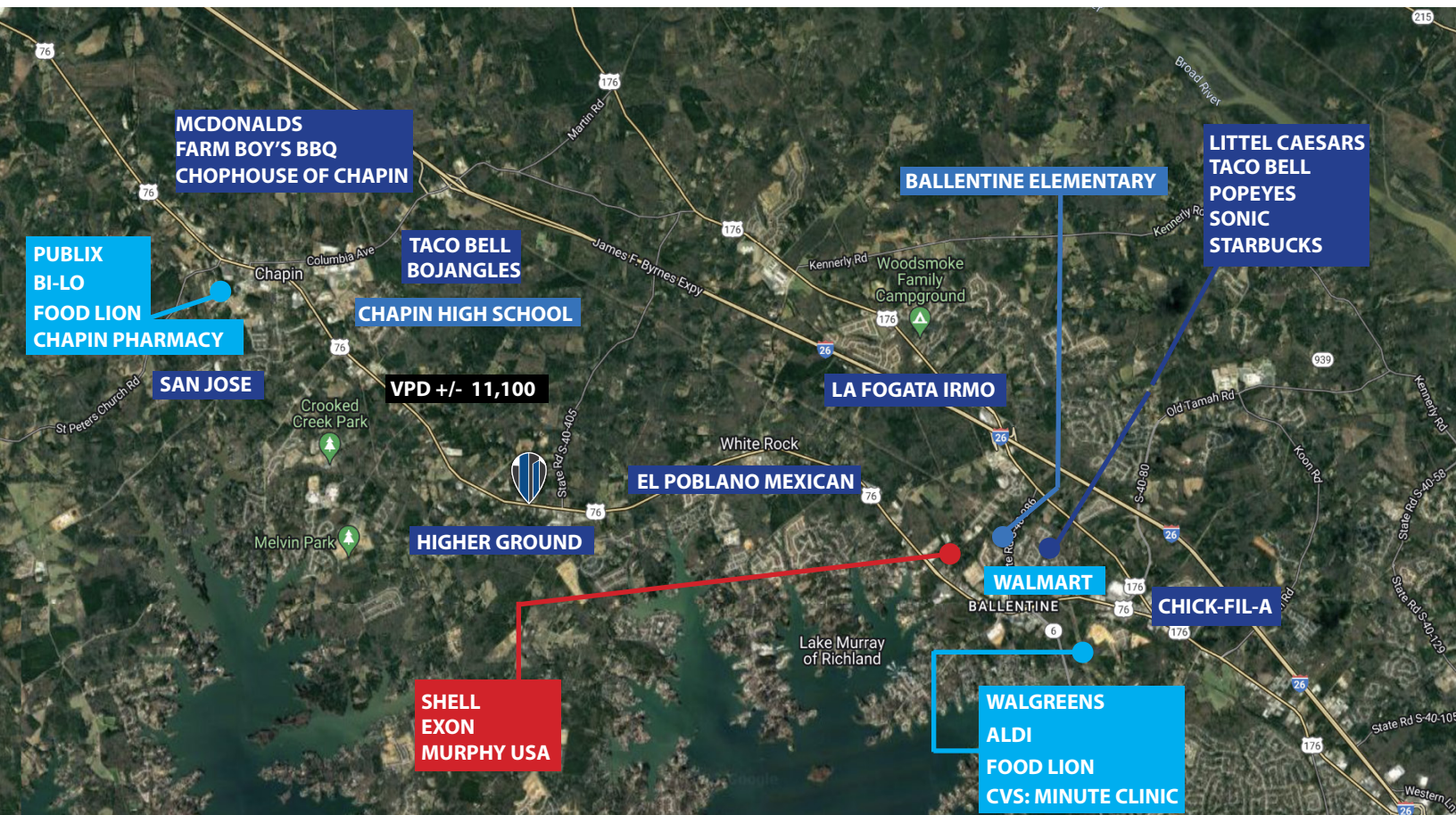
Drone Images



Location Map



Area Retailers



Topography



Demographics

	1 MILE	5 MILE	10 MILE
TOTAL POPULATION:	1,280	31,514	113,439
2027 ESTIMATED POPULATION:	1,410	34,730	122,946
TOTAL HOUSEHOLDS:	477	11,794	43,550
MEDIAN HH INCOME:	\$93,666	\$98,498	\$89,334
MEDIAN HOME VALUE:	\$286,904	\$285,302	\$237,740
OWNER OCCUPIED HOUSEHOLDS:	472	11,876	40,894
BACHELORS DEGREE OR HIGHER:	43%	46%	43%