

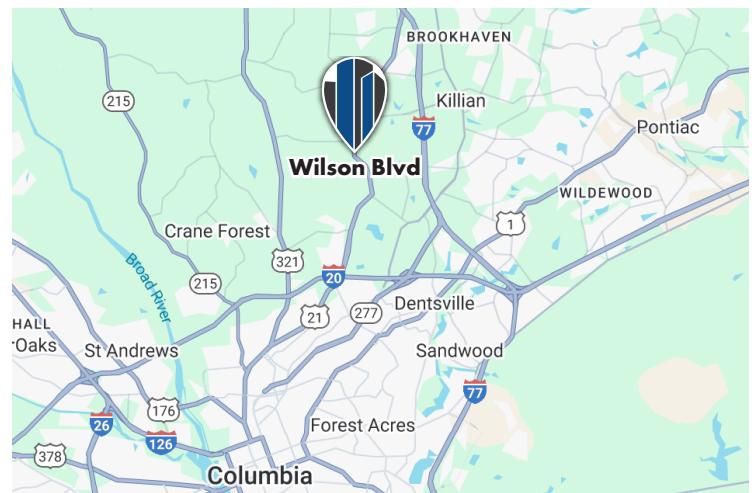


FOR SALE

- Up to 2.98 Acres
- TMS: 14508-01-02, 14508-01-05, 14508-01-06
- 516 ft of frontage on Wilson Blvd
- Richland County Zoning: RT (Residential Transition) neighboring property is GC
- 8,800 VPD on Wilson Blvd
- Easy access to I-77, I-20, Killian and Hardscrabble Rd
- Located in a AE floodzone due to proximity to Crane Creek
- Relatively level topography

SALES PRICE:

- **1.60 Acres: \$185,000**
- **1.38 Acres: \$160,000**



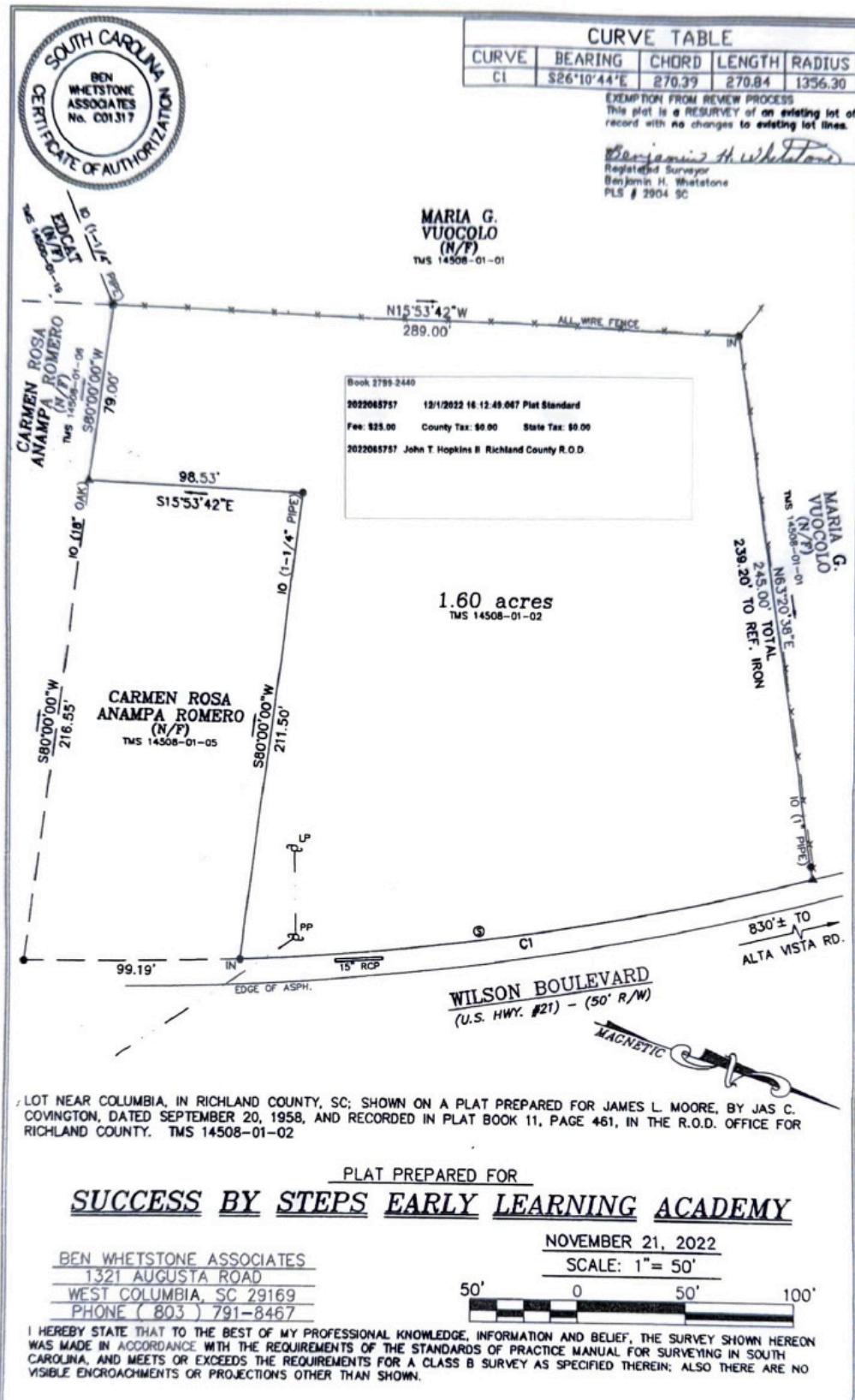
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	1,457	21,550	84,589
TOTAL HOUSEHOLDS:	580	8,910	33,666
AVERAGE HH INCOME:	\$68,912	\$61,450	\$67,269



LAND FOR SALE

8909 Wilson Blvd, Columbia, SC 29203



LOT NEAR COLUMBIA, IN RICHLAND COUNTY, SC; SHOWN ON A PLAT PREPARED FOR JAMES L. MOORE, BY JAS C. COVINGTON, DATED SEPTEMBER 20, 1958, AND RECORDED IN PLAT BOOK 11, PAGE 461, IN THE R.O.D. OFFICE FOR RICHLAND COUNTY. TMS 14508-01-02

PLAT PREPARED FOR
SUCCESS BY STEPS EARLY LEARNING ACADEMY

BEN WHETSTONE ASSOCIATES
1321 AUGUSTA ROAD
WEST COLUMBIA, SC 29169
PHONE (803) 791-8467

NOVEMBER 21, 2022

SCALE: 1" = 50'

A scale bar with markings at 50', 0, 50', and 100'.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

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