

For Sale

±10.4 Acres
Development Tract



Old Chapin Road

Lexington, South Carolina

NAIColumbia

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Property Features

Old Chapin Road - Lexington, South Carolina

LOCATION DESCRIPTION: The site is located on Old Chapin Road near Lake Murray, adjacent to Beechcreek Road. The site is approximately ±35 miles north of Columbia Avenue.

SITE SIZE: ±10.4 AC

UTILITIES: Electricity - SCE&G
Water - Joint Municipal Water & Sewer Commission

2016 TRAFFIC COUNTS: 3,500 VPD (Station 668)

2016 DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	2,314	13,648	46,743
Households:	947	5,003	18,077
Average Household Income:	\$119,439	\$111,926	\$96,467

PROPERTY DESCRIPTION: The property is well suited for residential development and is located within the award winning Lexington School District One. It has ±592 feet of frontage on Old Chapin Road and is in close proximity to Lake Murray.

ZONING: RD (Rural Development)
Lexington County

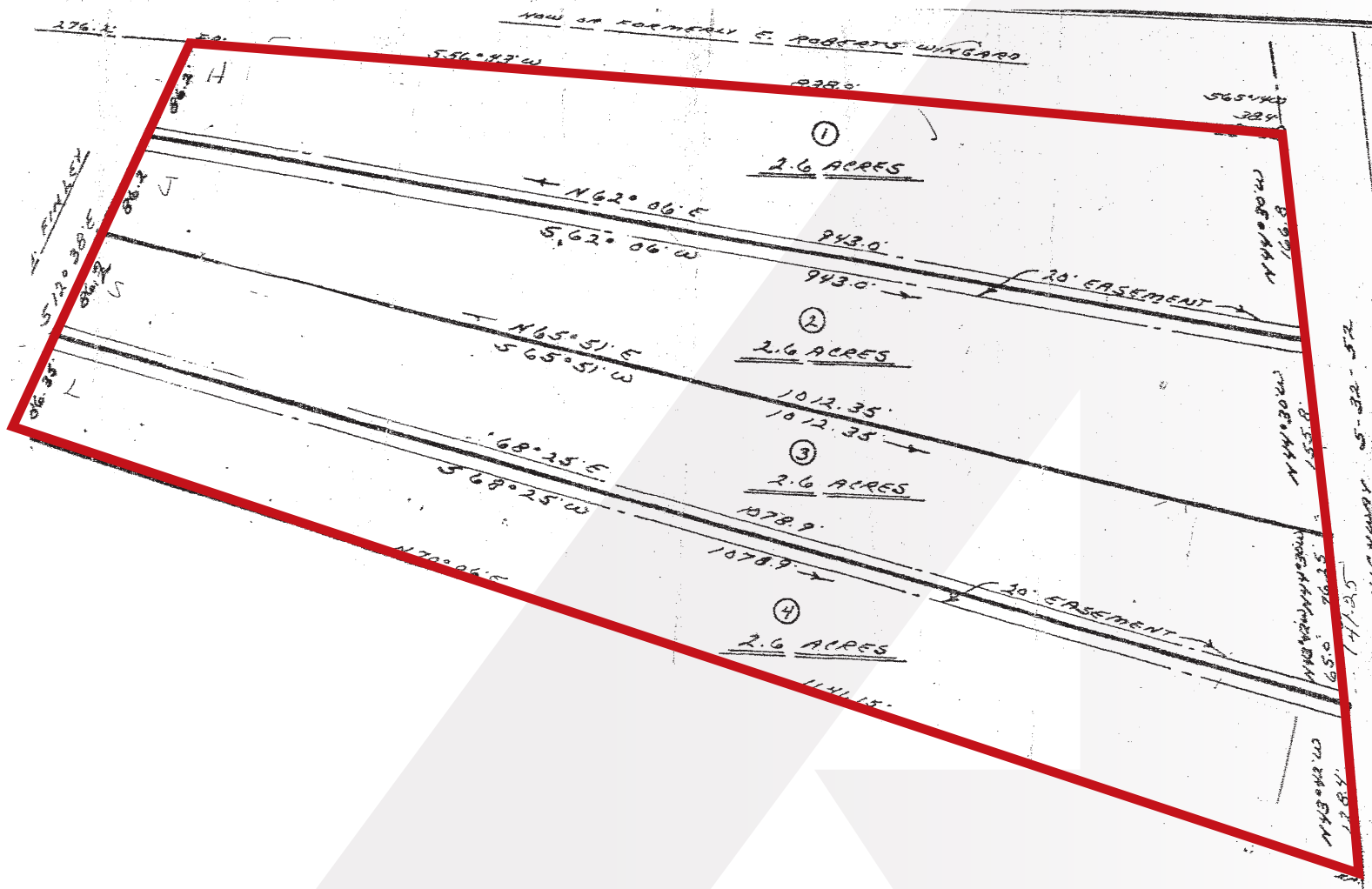
PRICING: \$395,000
\$37,980.77 per AC

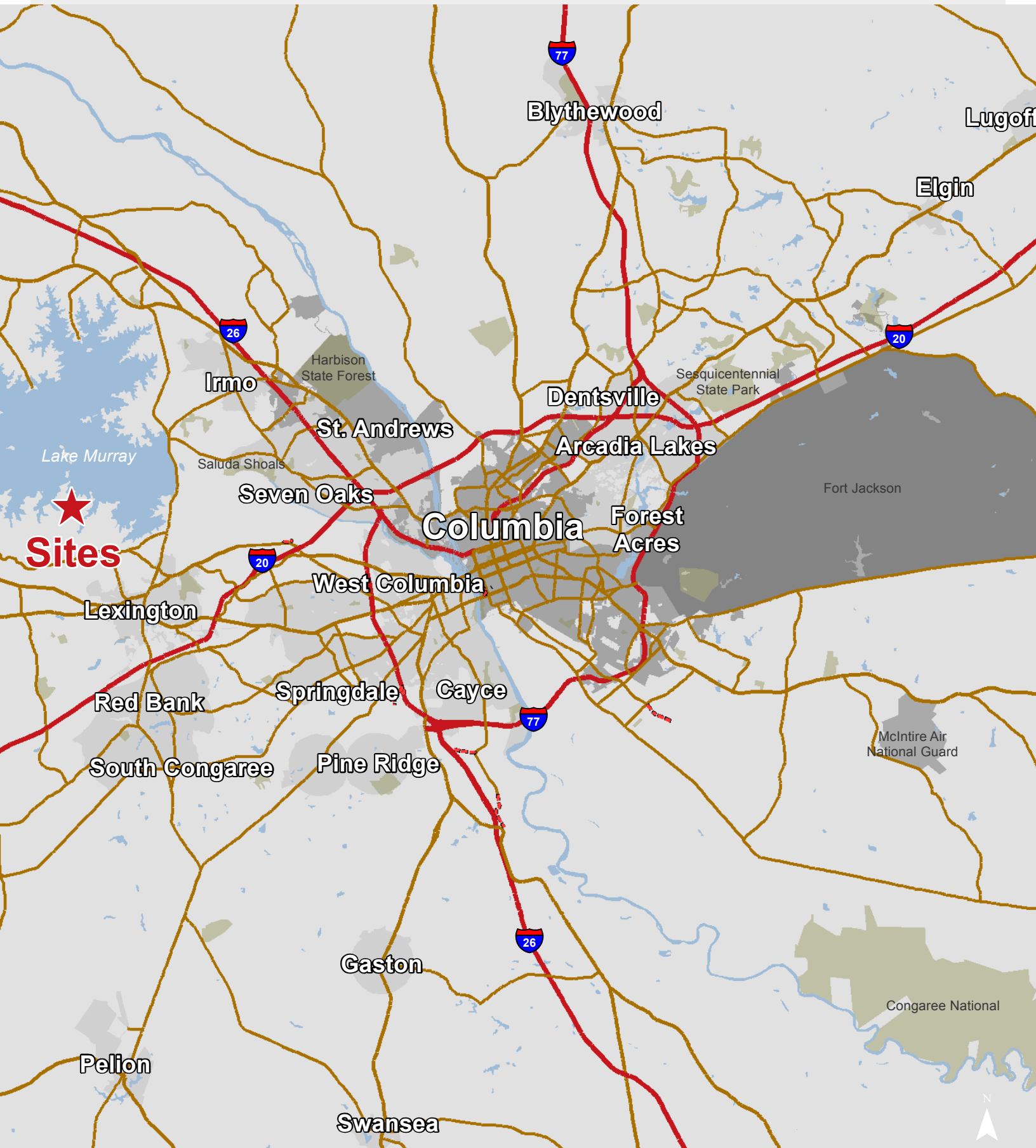
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Survey

Old Chapin Road - Lexington, South Carolina





Map Updated: Wednesday, October 05, 2016. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Lake Murray

Sites

Governors Grant
95 Lots

Silvercreek
150 Lots

New Providence Elementary

Old Cherokee
Investors LLC
(19.78 Acres)

Blimpie

Cherokee
Townhomes
48 Lots

Kingston
Harbour
103 Lots

Old Cherokee Rd

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Demographic Profile

Beechcreek Rd & Old Chapin Road - Lexington, South Carolina 29072

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	2,129	12,149	41,764	2016 Estimate	\$93,981	\$87,884	\$76,032
2016 Estimate	2,314	13,648	46,743	2021 Projection	\$102,892	\$99,198	\$83,830
2021 Projection	2,486	14,916	51,049	Average Household Income			
% Chg. 2016-2021	7.4%	9.3%	9.2%	2016 Estimate	\$119,439	\$111,926	\$96,467
Households				2021 Projection	\$128,994	\$121,907	\$105,400
2010 Census	880	4,467	16,226	Per Capita Household Income			
2016 Estimate	947	5,003	18,077	2016 Estimate	\$47,342	\$42,328	\$37,953
2021 Projection	1,010	5,447	19,696	2021 Projection	\$50,804	\$45,848	\$41,251
Families				2016 Household Income Dist.			
2010 Census	661	3,416	11,545	Less than \$15,000	1.9%	2.9%	6.1%
2016 Estimate	704	3,779	12,701	\$15,000 - \$24,999	1.2%	3.5%	5.4%
2021 Projection	748	4,095	13,753	\$25,000 - \$34,999	3.5%	5.0%	6.8%
2016 Age Distribution				\$35,000 - \$49,999	9.9%	10.9%	12.0%
0 - 4	3.2%	4.9%	5.6%	\$50,000 - \$74,999	22.5%	18.7%	18.9%
5 - 9	4.9%	5.9%	6.1%	\$75,000 - \$99,999	13.8%	15.3%	14.2%
10 - 14	7.8%	8.0%	7.2%	\$100,000 - \$149,999	25.7%	23.7%	21.7%
15 - 19	7.0%	7.2%	6.5%	\$150,000 - \$199,999	10.7%	9.7%	7.5%
20 - 24	3.7%	4.8%	5.6%	\$200,000 and Up	11.1%	10.3%	7.4%
25 - 34	5.6%	8.2%	11.9%	2016 Dist. by Race & Ethnicity			
35 - 44	10.6%	12.4%	13.5%	White Alone	96.4%	93.5%	87.3%
45 - 54	19.5%	16.8%	15.0%	Black Alone	0.6%	2.6%	7.7%
55 - 64	19.7%	15.4%	13.7%	American Indian Alone	0.4%	0.3%	0.3%
65 - 74	12.3%	9.9%	9.2%	Asian Alone	1.6%	2.0%	2.4%
75 - 84	4.2%	4.3%	4.0%	Pacific Islander Alone	0.0%	0.0%	0.0%
85+	1.5%	1.9%	1.8%	Some Other Race Alone	0.2%	0.6%	1.0%
Median Age				Two or More Races	0.8%	1.0%	1.2%
2010 Census	46.7	42.0	39.2	Hispanic Origin (Any Race)	0.0%	0.0%	0.0%
2016 Estimate	48.9	43.9	40.6	2016 Housing Data			
2021 Projection	52.3	45.9	41.2	Owner Occ. Housing Units	834	4,343	13,715
Average Household Size				Renter Occ. Housing Units	112	659	4,362
2010 Census	2.42	2.67	2.50	2016 Business Data			
2016 Estimate	2.44	2.68	2.52	Total Businesses:	20	181	1,751
2021 Projection	2.46	2.69	2.53	Total Employees:	83	1,248	19,032