



For Sale  
±0.50 - 8.23 AC  
Development Sites

# Burnside Farms: Planned Urban Development

Clif Kinder Drive - Columbia, SC



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# Property Features

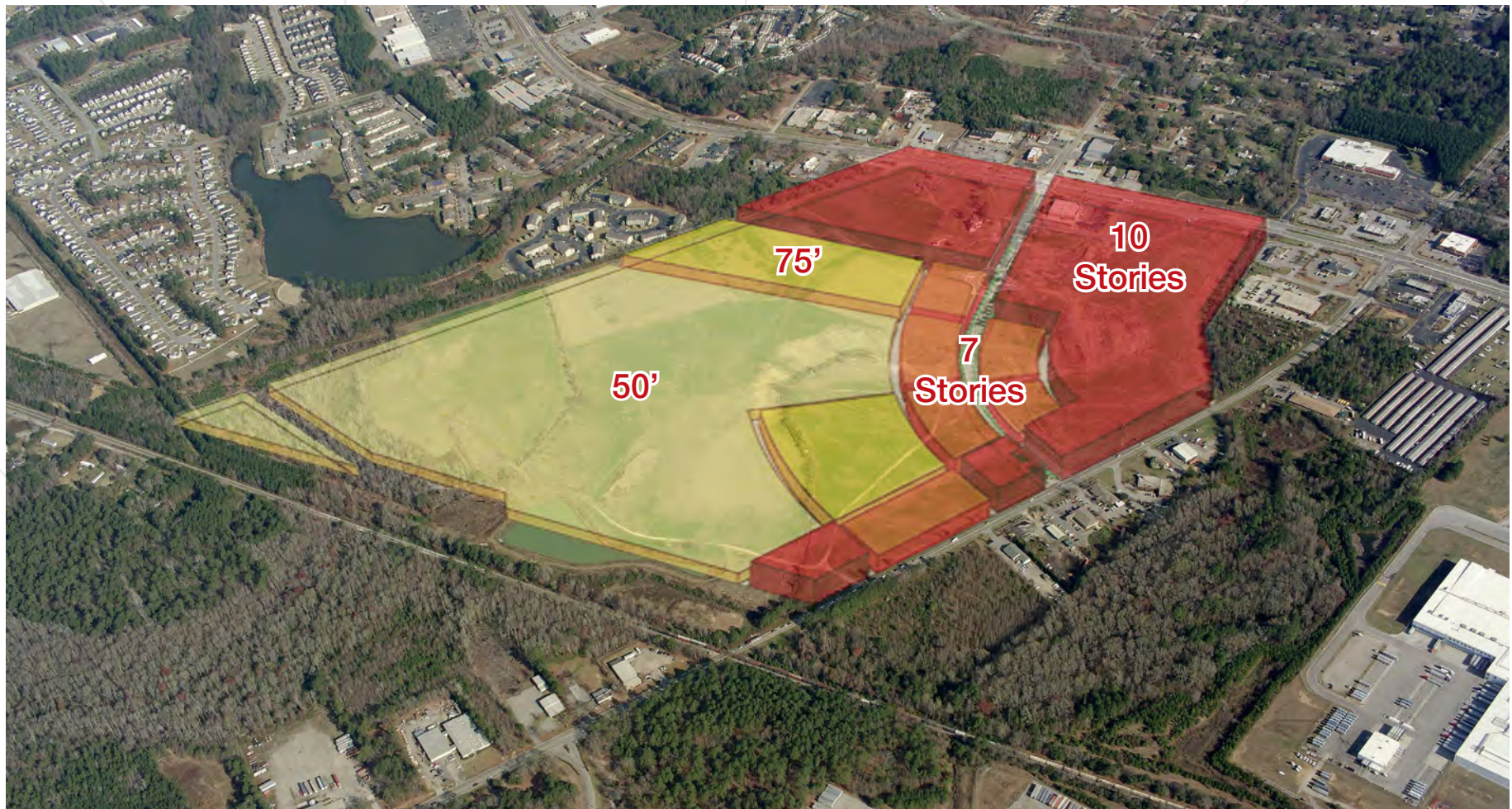
## Burnside Farms at Clif Kinder Drive - Columbia, SC

- Sites ranging from ±0.50 to ±8.23 acres available at Burnside Farms, a ±175 acres master planned, mixed use development at the intersection of Garners Ferry Road and Hazelwood Parkway. 400 single family lots are currently being developed.
- Approximately 2.3 miles from I-77, providing convenient access to either I-26 or I-20
- Available Tracts:
  - Parcel H & I      ±5.75 AC      Commercial and/or Multi-Family Residential
  - Parcel J      ±2.48 AC      Commercial and/or Multi-Family Residential
- Will sub-divide
- Zoning: PUD (Planned Urban Development), City of Columbia
- Water and sewer delivered to sites with off-site detention in place
- PUD allows RD, RG-1, RG-1A, RG-2, RG-3, RS, C-1, C-2, C-3, and C-4 users under the City of Columbia zoning ordinance. However, retail such as fast food, banks, laundry, and other service related businesses with drive-thru windows will be permitted
- Sales Price: \$2.00/SF (\$87,120 per acre)

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# Maximum Building Heights

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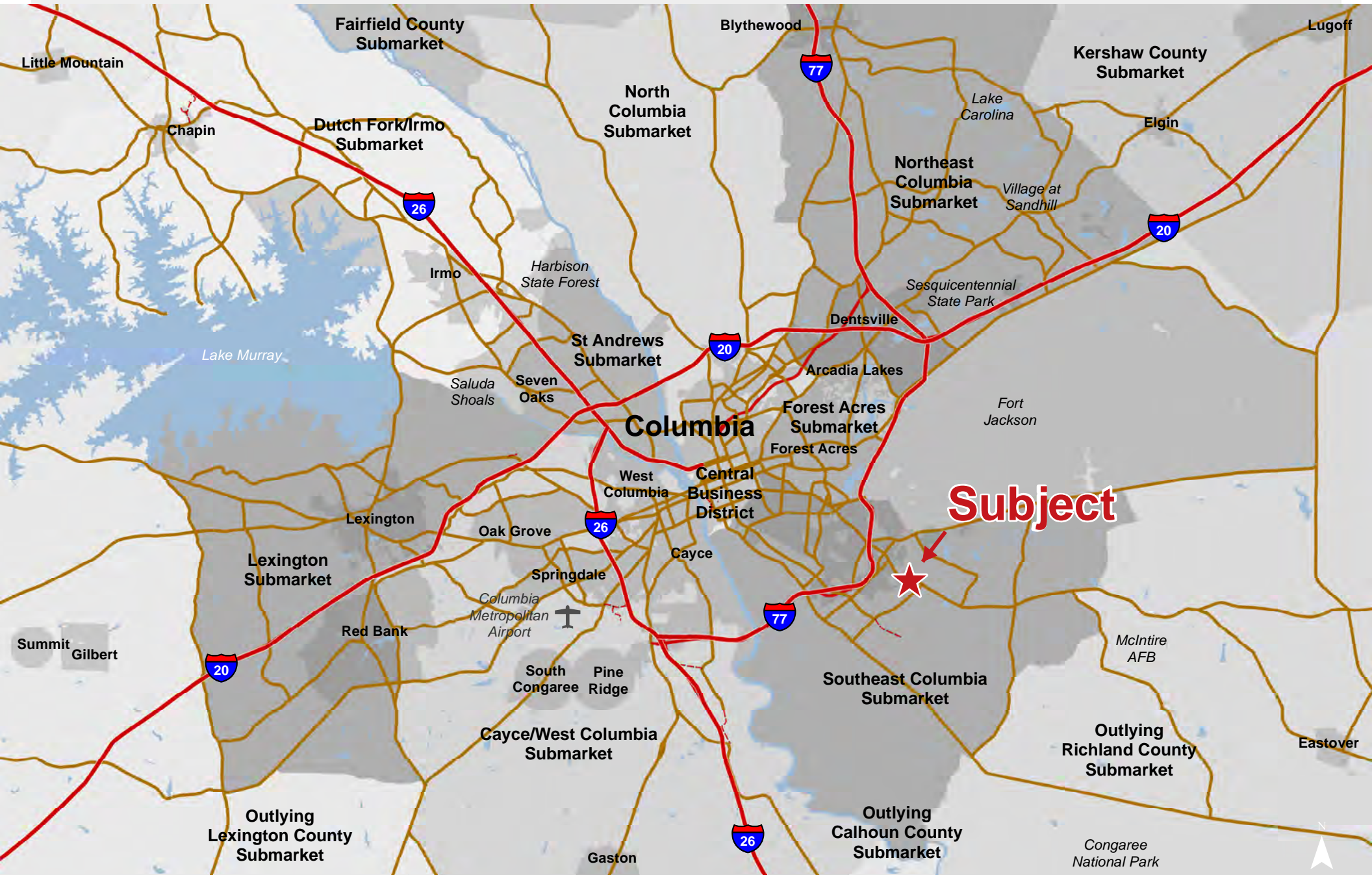






Map Updated: Monday, May 11, 2015. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

# Location



Map Updated: Friday, April 10, 2015. 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.

# Demographic Profile

Garners Ferry Road and Pineview Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2016 Age Distribution</b>				<b>Median Household Income</b>			
2010 Census	5,362	31,782	73,409	0 - 4	8.9%	7.2%	5.7%	2016 Estimate	\$35,376	\$50,355	\$47,408
2016 Estimate	5,663	33,033	76,182	5 - 9	7.3%	6.8%	5.4%	2021 Projection	\$35,400	\$55,999	\$52,958
2021 Projection	5,953	34,473	79,600	10 - 14	6.1%	6.3%	4.9%				
% Chg. 2016-2021	5.1%	4.4%	4.5%	15 - 19	5.6%	6.6%	9.6%	<b>Average Household Income</b>			
				20 - 24	11.6%	8.4%	17.2%	2016 Estimate	\$44,206	\$69,708	\$71,049
<b>Households</b>				25 - 34	20.8%	15.8%	16.6%	2021 Projection	\$47,197	\$76,309	\$77,363
2010 Census	2,240	12,174	25,468	35 - 44	12.2%	12.8%	10.9%				
2016 Estimate	2,355	12,610	26,667	45 - 54	11.6%	14.3%	11.5%	<b>Per Capita Household Income</b>			
2021 Projection	2,471	13,124	27,924	55 - 64	8.5%	11.2%	9.4%	2016 Estimate	\$19,568	\$27,690	\$27,286
				65 - 74	4.0%	6.0%	4.9%	2021 Projection	\$20,811	\$30,123	\$29,453
<b>Families</b>				75 - 84	2.8%	3.4%	2.8%				
2010 Census	1,305	8,018	14,911	85+	0.6%	1.1%	1.1%	<b>2016 Household Income Dist.</b>			
2016 Estimate	1,341	8,144	15,277					Less than \$15,000	22.2%	11.5%	13.6%
2021 Projection	1,390	8,397	15,824	<b>Median Age</b>				\$15,000 - \$24,999	13.0%	9.7%	11.5%
				2010 Census	29.2	34.2	28.7	\$25,000 - \$34,999	14.1%	11.6%	11.2%
<b>2016 Dist. by Race &amp; Ethnicity</b>				2016 Estimate	30.3	34.9	29.7	\$35,000 - \$49,999	21.0%	16.8%	15.7%
White Alone	30.5%	42.4%	53.0%	2021 Projection	30.7	35.6	30.6	\$50,000 - \$74,999	12.9%	18.4%	17.1%
Black Alone	62.8%	51.5%	38.9%					\$75,000 - \$99,999	10.2%	12.5%	10.8%
American Indian Alone	0.3%	0.3%	0.4%	<b>Average Household Size</b>				\$100,000 - \$149,999	4.5%	11.5%	10.9%
Asian Alone	2.1%	2.2%	2.4%	2010 Census	2.35	2.50	2.39	\$150,000 - \$199,999	2.0%	4.1%	4.0%
Pacific Islander Alone	0.1%	0.1%	0.2%	2016 Estimate	2.37	2.52	2.41	\$200,000 and Up	0.3%	3.9%	5.1%
Some Other Race Alone	1.7%	1.3%	2.3%	2021 Projection	2.37	2.53	2.43				
Two or More Races	2.5%	2.2%	2.8%					<b>2016 Business Data</b>			
Hispanic Origin (Any Race)	4.4%	3.9%	6.6%	<b>2016 Housing Data</b>				Total Businesses:	174	939	2,160
				Owner Occ. Housing Units	965	7,945	15,044	Total Employees:	1,980	12,466	29,323
				Renter Occ. Housing Units	1,390	4,665	11,623				