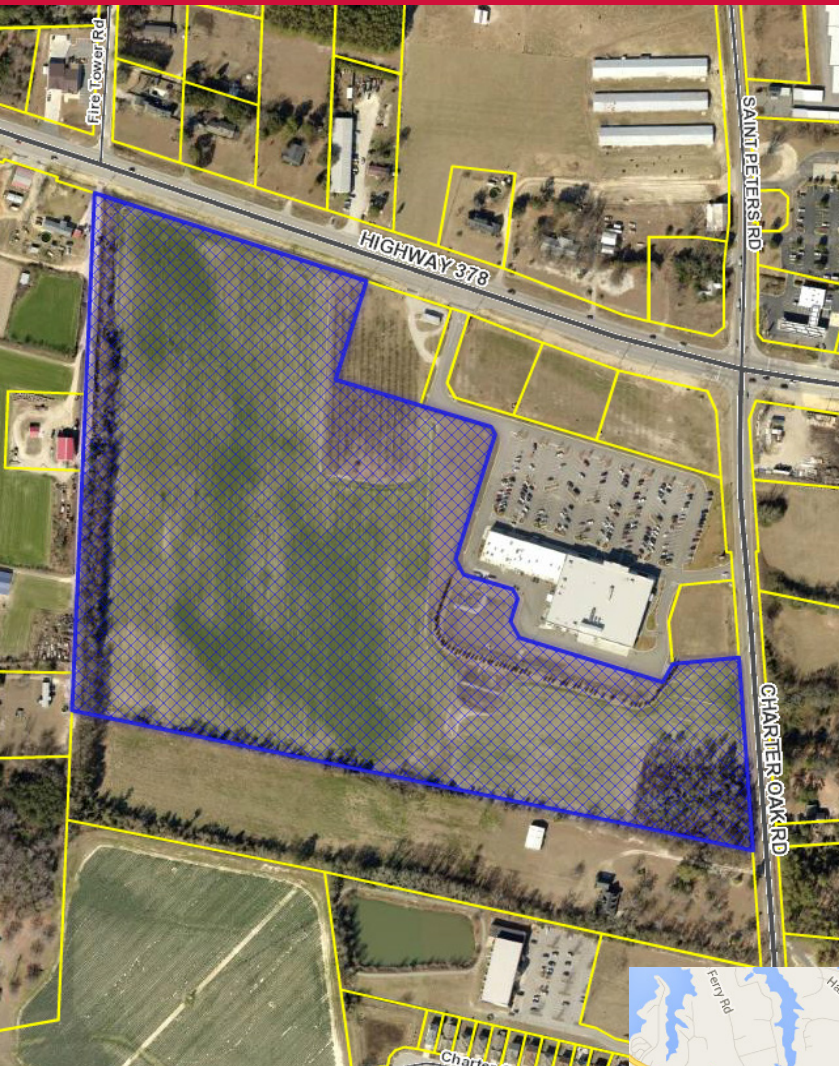


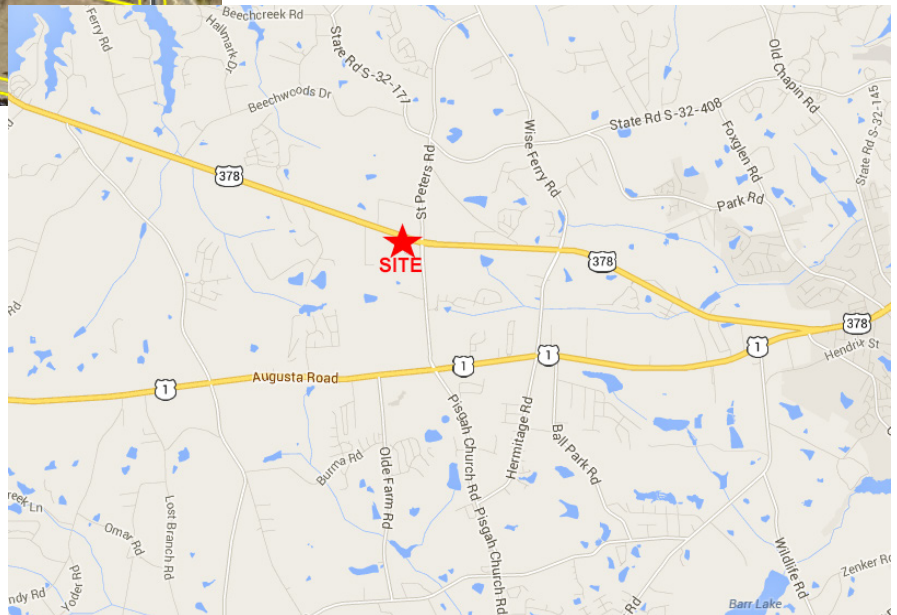
# The Hendrix Property - ±38 Acres

US Highway 378 at Charter Oak Road, Lexington, South Carolina  
Adjacent to Hendrix Crossing Shopping Center



## PRICE REDUCED!

- ◆ Multiple use opportunity
- ◆ Numerous Outparcels
- ◆ Large retail/ office/ residential sites
- ◆ Excellent topography
- ◆ Cleared tract
- ◆ Utilities available
- ◆ SALE PRICE: ~~\$2,850,000~~  
**\$2,450,000**



CONTACT:

**Wayne T. Smith**

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# The Hendrix Property - 38.1 Acres

US Highway 378 at Charter Oak Road, Lexington, South Carolina  
Adjacent to Hendrix Crossing Shopping Center



- ◆ Publix Grocery Store

- ◆ Outparcels Completed:



- ◆ Local space 100% leased

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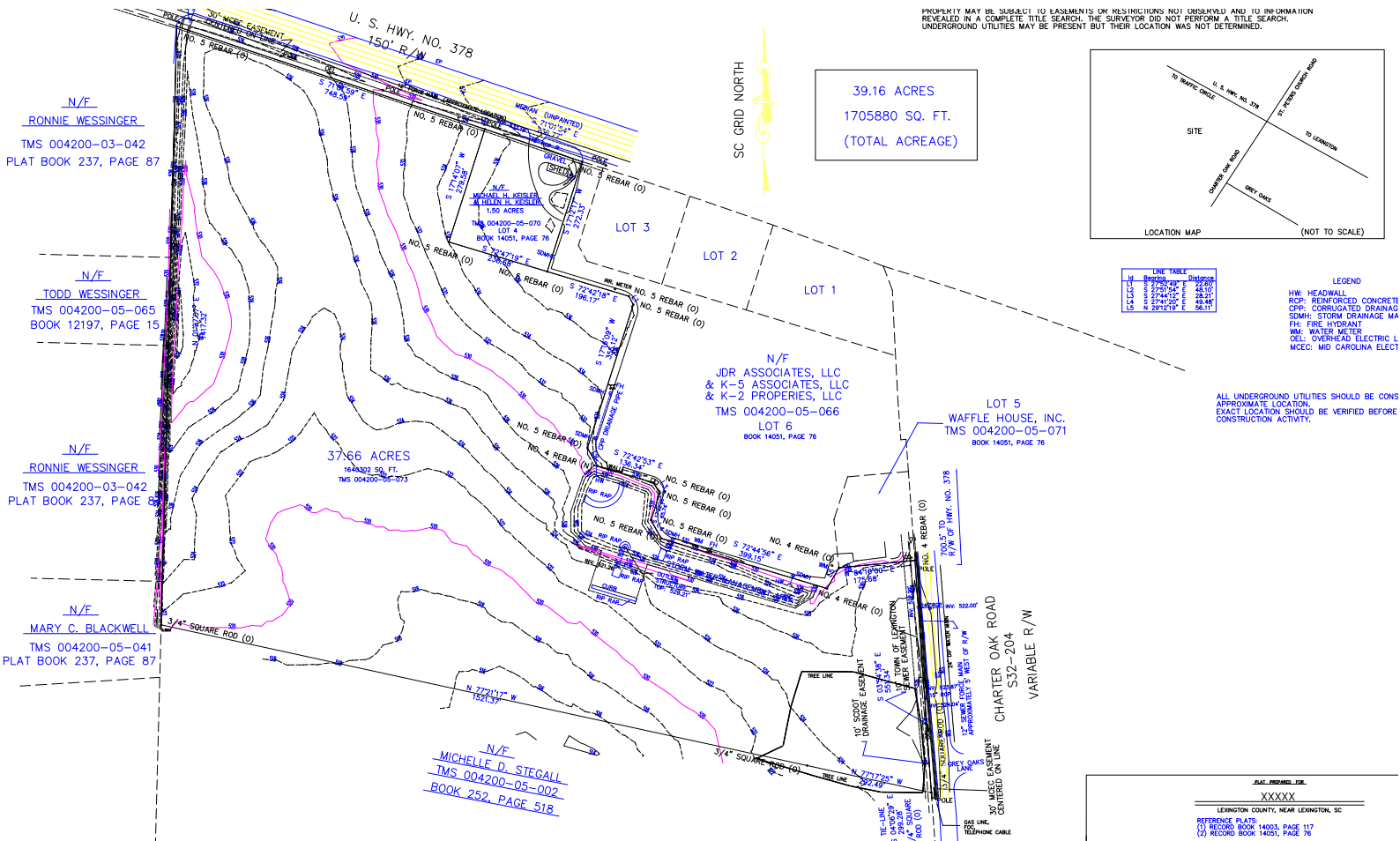
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# The Hendrix Property - 38.1 Acres

US Highway 378 at Charter Oak Road, Lexington, South Carolina  
 Conceptual Master Plan



## Topographic Map



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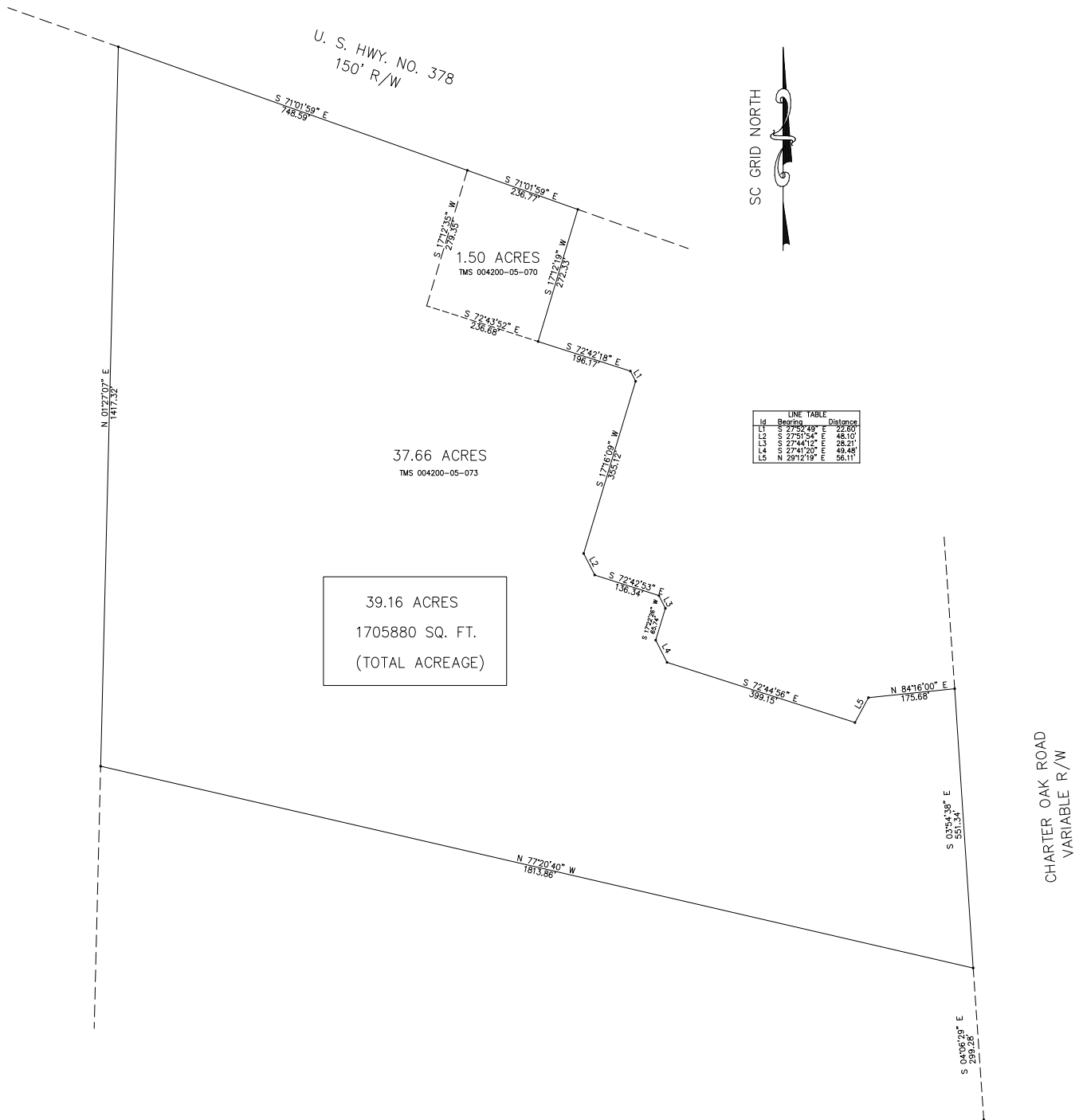
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# The Hendrix Property - 38.1 Acres

US Highway 378 at Charter Oak Road, Lexington, South Carolina  
 Conceptual Master Plan



## Boundary Map



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# The Hendrix Property

## DEMOGRAPHICS

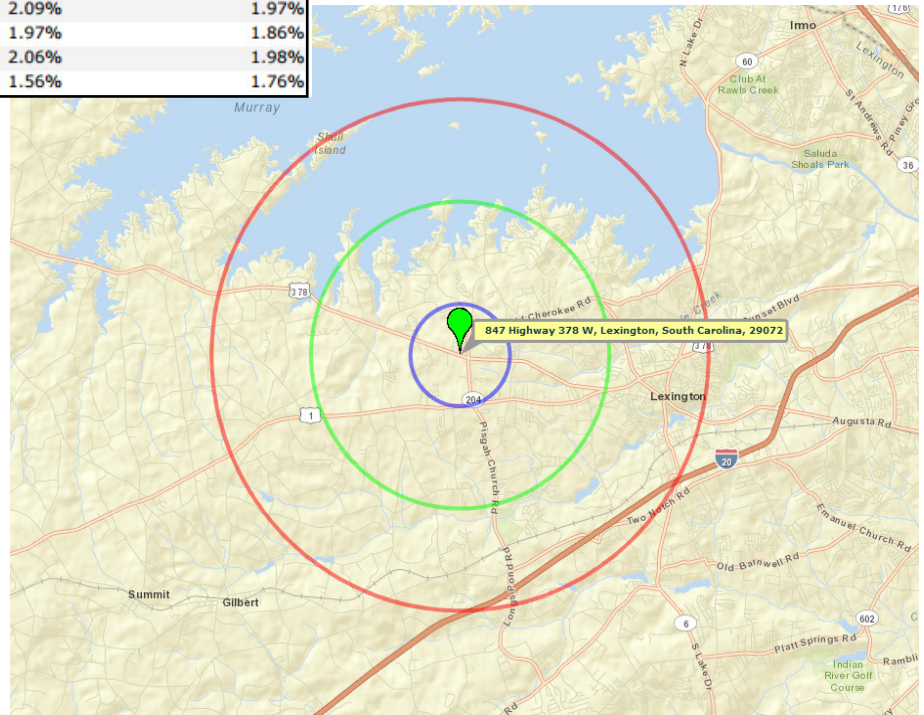
One of the Midlands most desirable growth areas!



	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	2,609	17,814	38,808
Households	955	6,451	14,561
Families	754	4,967	10,527
Average Household Size	2.73	2.74	2.57
Owner Occupied Housing U	852	5,553	11,479
Renter Occupied Housing U	103	898	3,082
Median Age	33.4	37.5	38.1
<b>2017 Summary</b>			
Population	3,394	20,962	45,917
Households	1,233	7,552	17,083
Families	963	5,737	12,210
Average Household Size	2.75	2.76	2.61
Owner Occupied Housing U	1,093	6,443	13,393
Renter Occupied Housing U	140	1,109	3,690
Median Age	34.9	39.3	39.6
Median Household Income	\$84,744	\$82,223	\$75,647
Average Household Income	\$101,073	\$103,587	\$95,616
<b>2022 Summary</b>			
Population	3,861	23,311	50,753
Households	1,400	8,373	18,837
Families	1,088	6,326	13,391
Average Household Size	2.76	2.77	2.62
Owner Occupied Housing U	1,240	7,136	14,769
Renter Occupied Housing U	160	1,237	4,068
Median Age	35.5	39.4	39.9
Median Household Income	\$94,348	\$88,856	\$82,527
Average Household Income	\$113,920	\$115,695	\$107,328
<b>Trends: 2017-2022 Annual</b>			
Population	2.61%	2.15%	2.02%
Households	2.57%	2.09%	1.97%
Families	2.47%	1.97%	1.86%
Owner Households	2.56%	2.06%	1.98%
Median Household Income	2.17%	1.56%	1.76%

## TRAFFIC COUNTS

Hwy 378- 9,800 VPD  
Charter Oak Rd- 8,100 VPD



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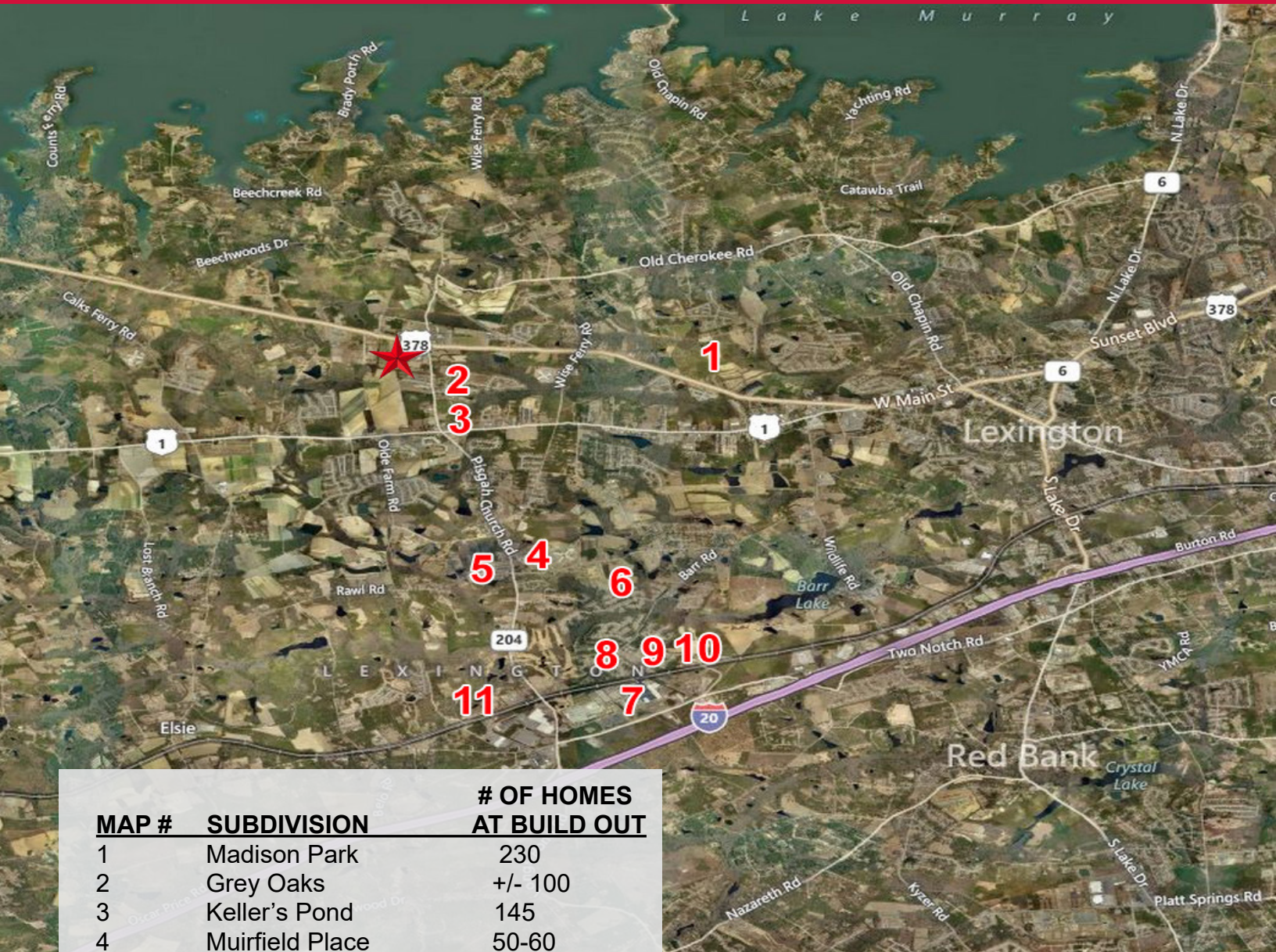
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# The Hendrix Property

Recent Residential Activity



MAP #	SUBDIVISION	# OF HOMES AT BUILD OUT
1	Madison Park	230
2	Grey Oaks	+/- 100
3	Keller's Pond	145
4	Muirfield Place	50-60
5	Pisgah Flats	75
6	The Meadows	175
7	Hampton Park	80
8	The Mills	125
9	Vintner's Wood	100
10	Greenside	40-50
11	Persimmon Grove	150

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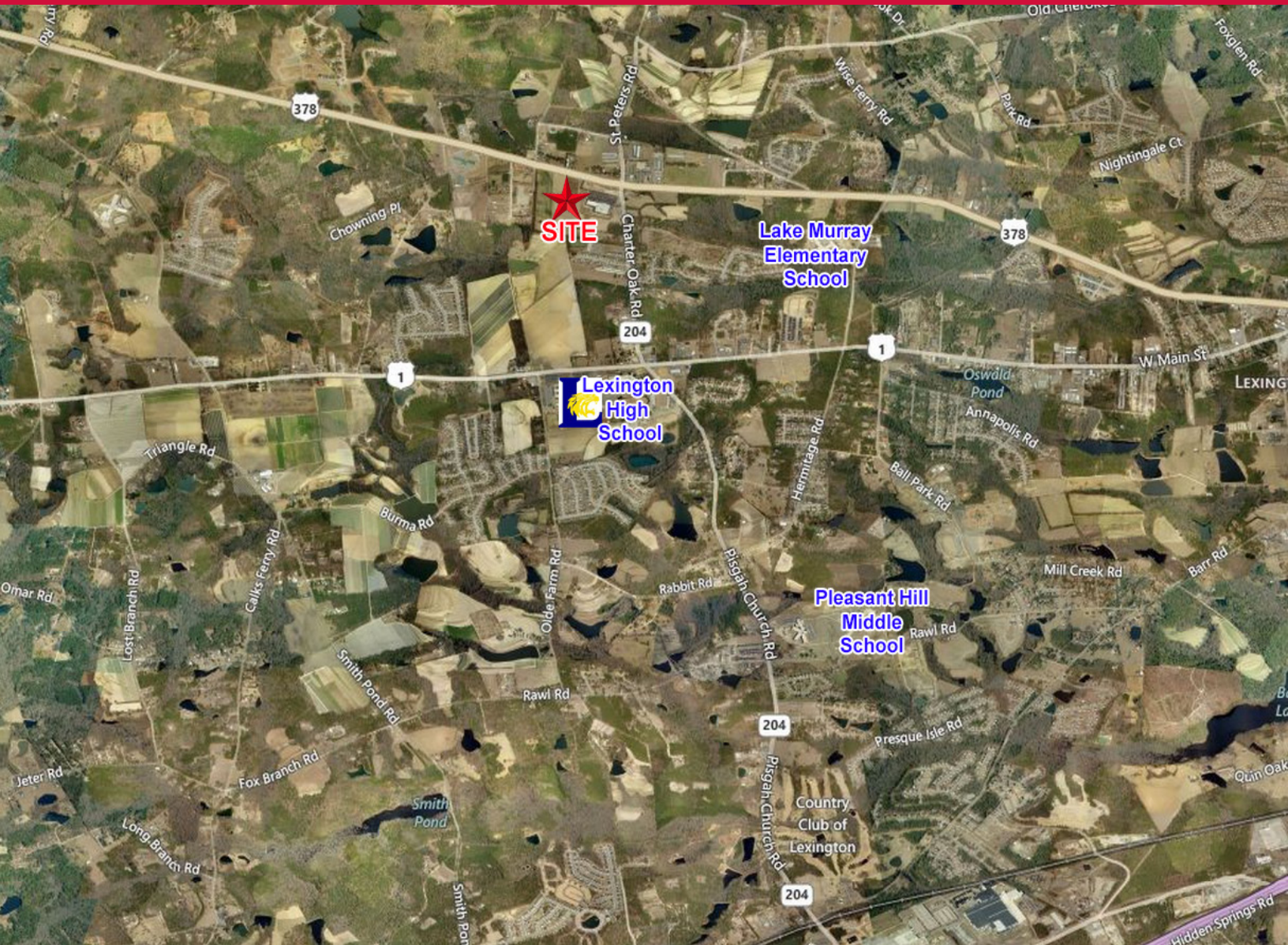
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# The Hendrix Property

Highly Sought After Lexington School District One



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