



For Sale
±2.48 AC
Development Site

Burnside Farms: Planned Urban Development

Clif Kinder Drive - Columbia, SC

NAIColumbia

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Property Features

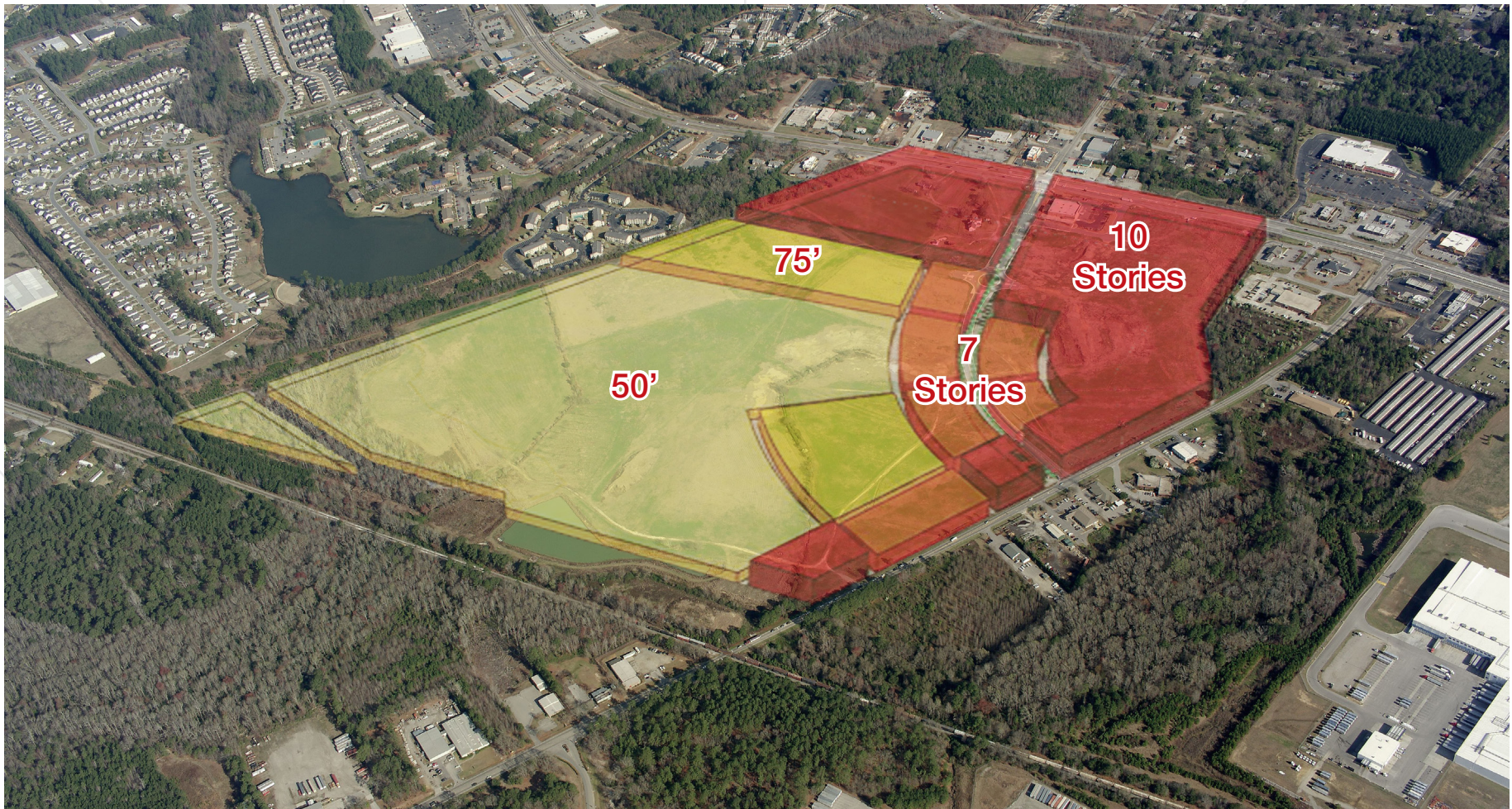
Burnside Farms at Clif Kinder Drive - Columbia, SC

- ±2.48 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 Tract:**
 - 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: \$248,000 (\$100,000 per acre)

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Maximum Building Heights

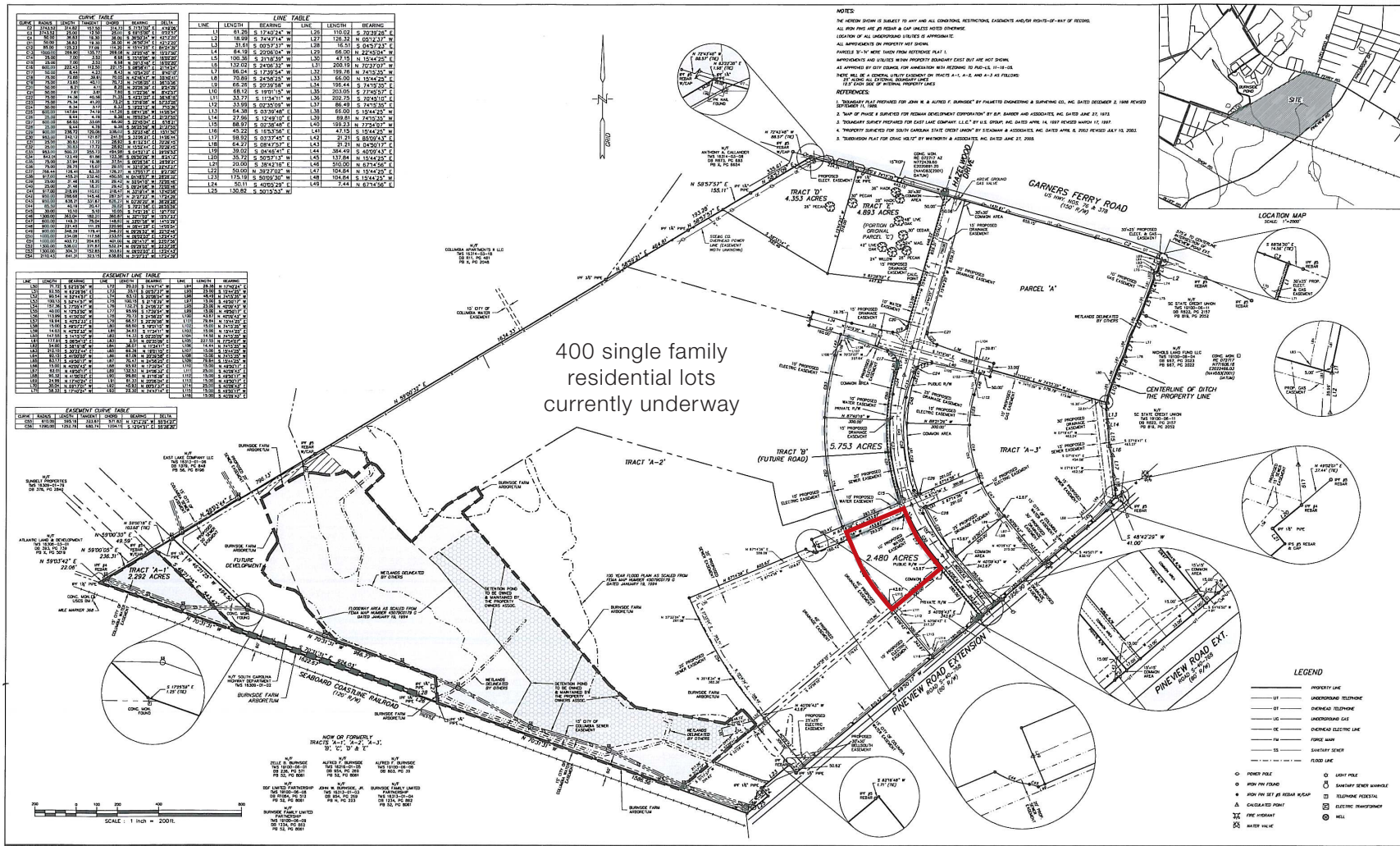
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Site Plan

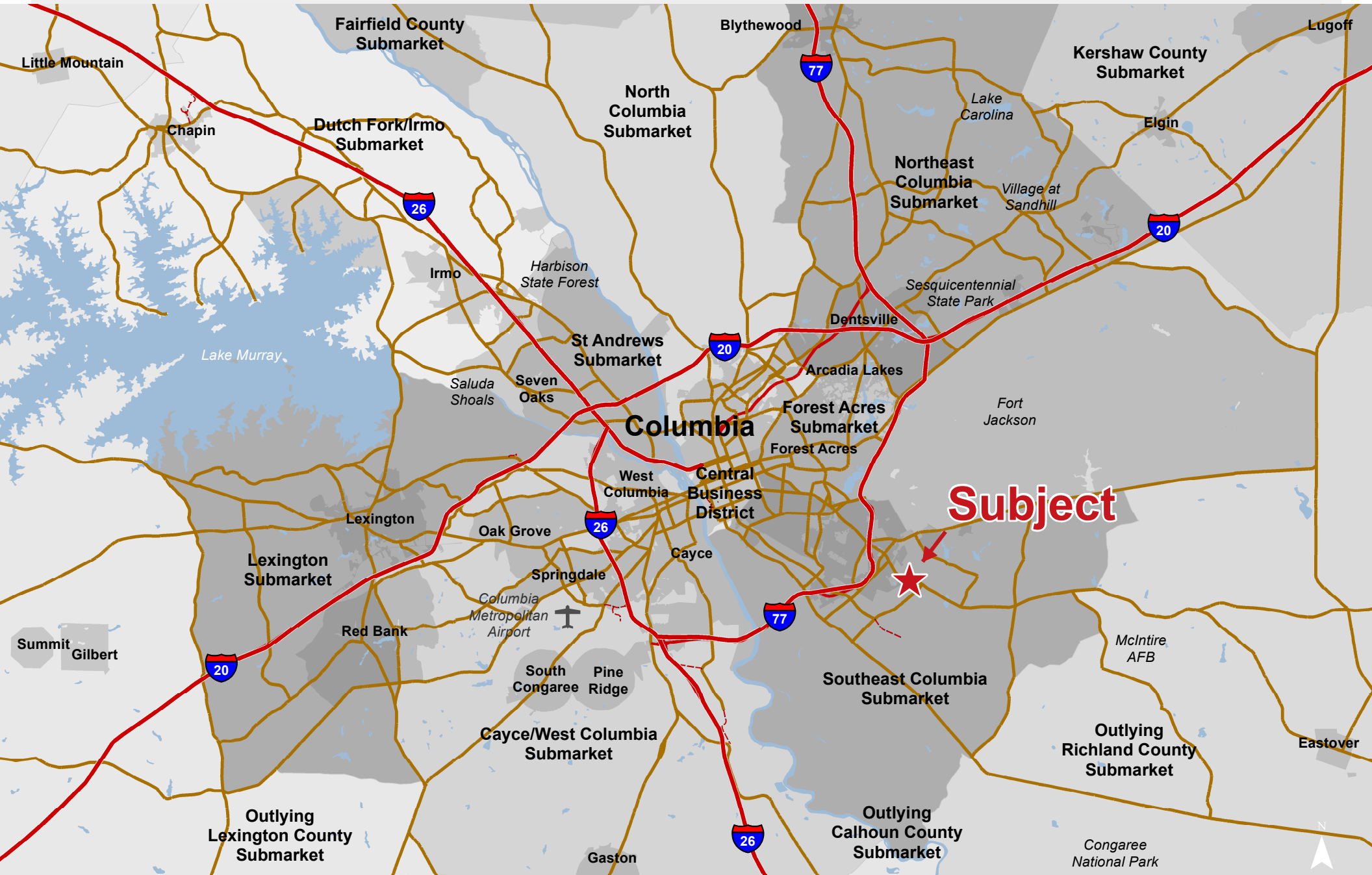
Burnside Farms at Clif Kinder Drive - Columbia, SC





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Location



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NAI Columbia

Demographic Profile

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
Population				2016 Age Distribution				Median Household Income			
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%	Average Household Income			
				20 - 24	11.6%	8.4%	17.2%	2016 Estimate	\$44,206	\$69,708	\$71,049
Households				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%	Per Capita Household Income			
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
Families				75 - 84	2.8%	3.4%	2.8%				
2010 Census	1,305	8,018	14,911	85+	0.6%	1.1%	1.1%	2016 Household Income Dist.			
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	Median Age				\$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%
2016 Dist. by Race & Ethnicity				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%	Average Household Size				\$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%					2016 Business Data			
Hispanic Origin (Any Race)	4.4%	3.9%	6.6%	2016 Housing Data				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				