

PRICE REDUCED

For Sale

±27 Acres

Columbia, South Carolina



# 4001 River Drive

Columbia, South Carolina

## Property Features

- 10 minute drive to the Central Business District & University of South Carolina campus
- Near I-126 and I-20
- Excellent location for either student oriented multi-family or market ratemulti-family development
- Paved pedestrian/bike access via the Three Rivers Greenway Project
- Zoning: PUD, Richland County
- Zoning in place for up to 500 residential units plus an office/retail component

## Pricing

- Sales Price Reduced: \$1,600,000, ~~1,250,000~~, \$995,000

**CONTACT BROKER FOR MORE INFORMATION**

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**NAI Columbia**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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For Sale

**±27 Acres**

Columbia, South Carolina

# Executive Summary

4001 River Drive, Columbia, SC

LOCATION: 4001 River Drive  
Columbia, SC  
Close access to downtown Columbia and the University of South Carolina, Near I-126 and I-20

LAND SIZE: ±27 Acres

FRONTAGE: ±788 Feet on River Drive  
±2,162 Feet on the Columbia Canal

ZONING: PUD, Columbia (Richland County)

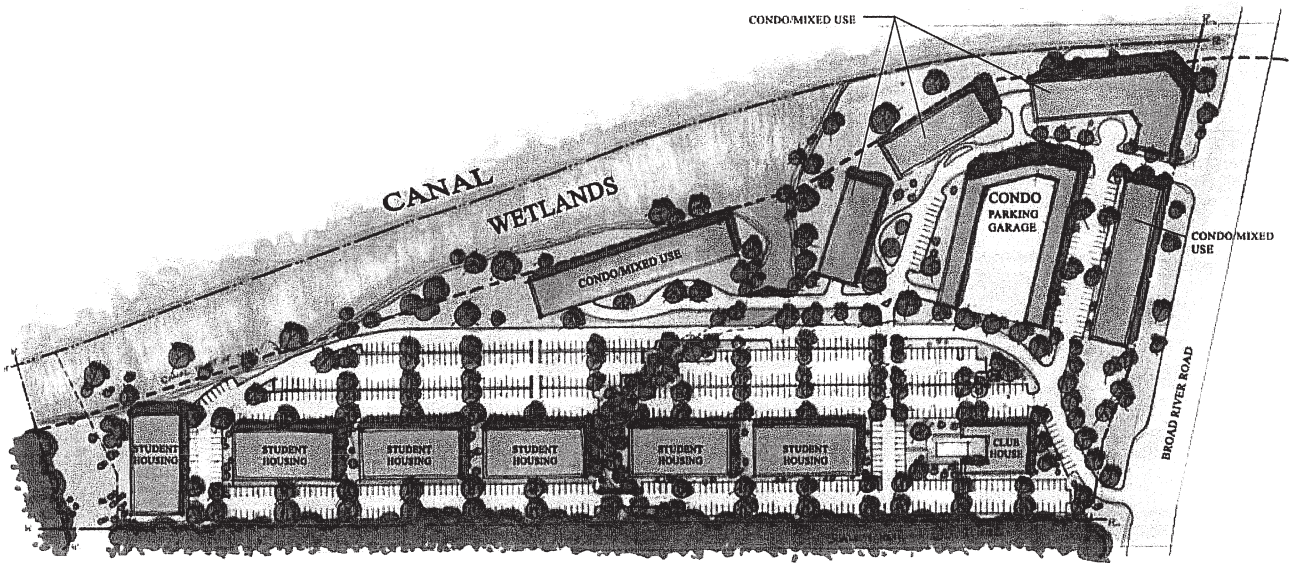
UTILITIES: Water - City of Columbia  
Sewer - City of Columbia

DESCRIPTION: The available property is a level ± 27 acre infill parcel with 2,162 feet of frontage along the scenic Columbia Canal. Access to the site is from Broad River Road, a four lane thoroughfare linking downtown Columbia with St. Andrews and Irmo. This site also benefits from pedestrian/bike access to other parts of the City via the Three Rivers Greenway project; a series of paved pedestrian/bike trails that have been constructed along the banks of the rivers running through the City. There is zoning in place for up to 500 residential units plus an office/retail component if desired. The location is an approximate 10 minute drive to the Central Business District and the University of South Carolina campus making it an excellent location for either student oriented multi-family or market rate multi-family development.



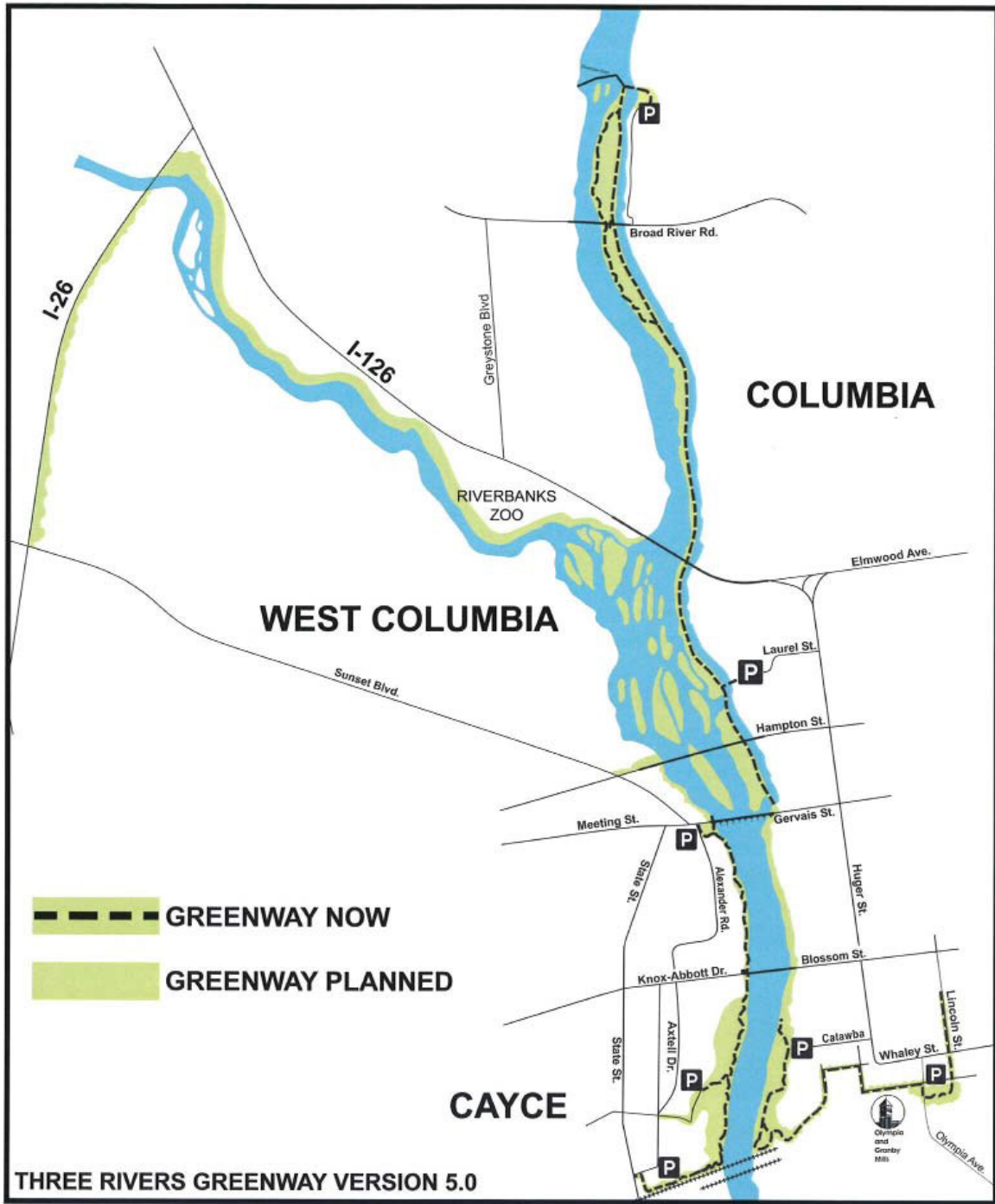
# Site Analysis

Columbia, South Carolina



# Site Plan

Columbia, South Carolina



## THREE RIVERS GREENWAY

# Location



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# Points of Interest



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# Topographical Map: 2' Contours



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**Site**

Broad River Rd

River Dr 22,500 VPD

176









R2UBH

Columbia Riverwalk  
Columbia Canal

Broad River

PFO1C

**National Wetlands Inventory**

- |  |   |
|--|---|
|  Estuarine and Marine Deepwater    |  Freshwater Pond |
|  Estuarine and Marine Wetland      |  Lake            |
|  Freshwater Emergent Wetland       |  Other           |
|  Freshwater Forested/Shrub Wetland |  Riverine        |

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# Demographic Profile

River Drive and Lucius Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	7,424	62,945	161,476	2018 Estimate	\$42,646	\$36,608	\$39,956
2018 Estimate	8,190	66,593	171,128	2023 Projection	\$51,019	\$41,607	\$45,042
2023 Projection	8,668	69,775	178,658	<b>Average Household Income</b>			
% Chg. 2018-2023	5.8%	4.8%	4.4%	2018 Estimate	\$53,839	\$51,874	\$58,867
<b>Households</b>				2023 Projection	\$62,743	\$59,555	\$66,429
2010 Census	3,859	26,026	65,594	<b>Per Capita Household Income</b>			
2018 Estimate	4,225	27,788	69,988	2018 Estimate	\$28,060	\$23,189	\$25,224
2023 Projection	4,456	29,306	73,423	2023 Projection	\$32,482	\$26,527	\$28,401
<b>Families</b>				<b>2018 Household Income Dist.</b>			
2010 Census	1,503	12,380	32,438	Less than \$15,000	17.4%	20.3%	17.9%
2018 Estimate	1,610	12,668	33,271	\$15,000 - \$24,999	10.3%	13.2%	12.4%
2023 Projection	1,688	13,090	34,330	\$25,000 - \$34,999	13.7%	14.3%	13.2%
<b>2018 Age Dist.</b>				\$35,000 - \$49,999	14.6%	15.0%	16.0%
0 - 4	5.9%	6.1%	5.4%	\$50,000 - \$74,999	20.0%	16.4%	16.5%
5 - 9	4.7%	5.2%	4.9%	\$75,000 - \$99,999	12.7%	9.3%	9.6%
10 - 14	4.0%	4.6%	4.5%	\$100,000 - \$149,999	8.9%	7.2%	8.6%
15 - 19	4.0%	9.0%	8.4%	\$150,000 - \$199,999	1.2%	2.5%	3.1%
20 - 24	14.6%	12.8%	13.0%	\$200,000 and Up	1.2%	1.7%	2.8%
25 - 34	23.4%	17.2%	16.6%	<b>2018 Dist. by Race &amp; Ethnicity</b>			
35 - 44	14.0%	11.0%	11.4%	White Alone	40.4%	35.7%	47.0%
45 - 54	10.4%	10.3%	10.5%	Black Alone	55.0%	56.9%	45.6%
55 - 64	9.5%	10.9%	11.0%	American Indian Alone	0.2%	0.3%	0.3%
65 - 74	5.8%	7.1%	7.9%	Asian Alone	1.4%	1.9%	2.2%
75 - 84	2.5%	3.7%	4.1%	Pacific Islander Alone	0.0%	0.0%	0.1%
85+	1.1%	2.1%	2.2%	Some Other Race Alone	0.9%	2.9%	2.6%
<b>Median Age</b>				Two or More Races	2.0%	2.2%	2.1%
2010 Census	30.0	29.9	31.6	Hispanic Origin (Any Race)	2.9%	5.6%	5.1%
2018 Estimate	31.5	31.8	33.1	<b>2018 Housing Data</b>			
2023 Projection	31.6	32.5	33.7	Owner Occ. Housing Units	1,456	10,067	30,864
<b>Average Household Size</b>				Renter Occ. Housing Units	2,768	17,721	39,124
2010 Census	1.88	2.17	2.18	<b>2018 Business Data</b>			
2018 Estimate	1.90	2.17	2.19	Total Businesses:	96	4,868	9,233
2023 Projection	1.91	2.17	2.19	Total Employees:	2,088	82,853	145,891