



5.09-ACRE DEVELOPMENT OPPORTUNITY

134 INDUSTRIAL DR
LEXINGTON, SC 29072

Prepared For:
FocusedCRE

Presented By:
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Bo Smith

OFFERING MEMORANDUM



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To the extent the Owner or any agent of the Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds as Its own risk.

OUR TEAM

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EXECUTIVE SUMMARY

This 5.09-acre commercial lot in the heart of Lexington, South Carolina, offers an unbeatable opportunity for your business.

The property is perfectly zoned for various uses, including retail, office buildings, medical facilities, and more. Situated in a high-traffic area with easy access to I-20, it offers excellent visibility and convenience. Its prime location near shopping centers and residential neighborhoods makes it an ideal choice for your next project. All essential utilities, including water, electricity, and sewer, are readily available. Additionally, the property is just minutes from downtown Lexington, providing easy access to Columbia and other key regional destinations.

Whether you're an investor, developer, or business owner, this lot is a prime piece of real estate with exceptional growth potential in a rapidly developing area.



\$350,000

Sales Price



5.09 ACRES

Lot Size



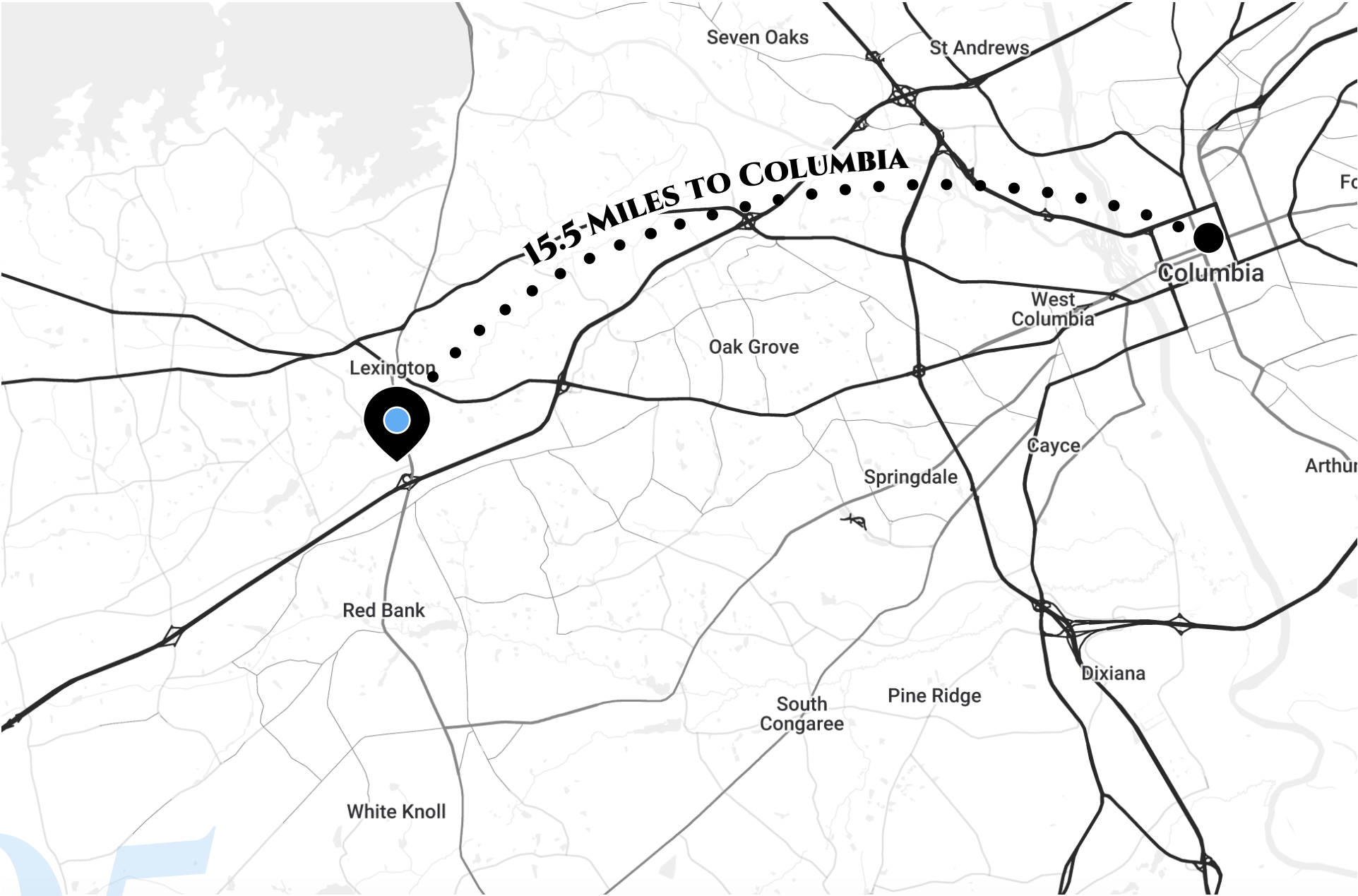
COMMERCIAL

Zoning



**LEXINGTON
COUNTY**

County



1970
Map

"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A-2 survey as specified therein, plus there are no visible encroachments or projections other than shown." Min. Standards Manual of S.C. Code of Reg. Art. 4, Sec. 450-450 3D Sept. 1969.

LOUIS A. COX, JR.
"Hickory Hills Mobile Home Park"
DB # 2646/19

COMMUNAL FILED, RECORDED, INDEXED
81/95/CN#1 12142+411483
Sec. Fourteen, 8th St. Forestburg, NC
Co. Fourty-Nine, Page(s)
Lexington County RHD Debra H. Guster
V PLAT SIMMONS Realty §132+13

MRS. RALPH McCULLOUGH
Plat By COX 1964 2.25 AC.

C. Ashley Abel
NOB-OB - 68W
81x72'

331-38-54E
804.98'

LEXINGTON COUNTY
PLANNING COMMISSION
JAN 05 2001
Babara Roberts

R/W 1" PM
I-O 367.20 W
317.07' I-O 2" Typo
Payement

Drive

I-N R/W

Surveyed R/W Indented By
3-32-62E 66' N/W

G. 2 Mile

O. 1 Mile To I-20

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMIN. FLOOD HAZARD BOUNDARY MAP AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

0 100 200
1" = 100'
Scale Feet

Tbx Map# 0549B-04-COS @ DIO T-N=1-N 541 95 NB W/Cap

SCALE 1" = 100 Feet
DATE 26 June 1997
COUNTY Lexington
CITY Lexington, S.C.
INTEREST DB#161/160 & 168/23
2 Plots By ABEL March 1970

GROSS ACRES
ACRES RM
NET ACRES

H. V. SANDIFER & JOHN H. HYDRICK, JR.
C. Ashley Abel
P. O. Box 377
Johnston, S.C. 29032
Reg. Sec. F2553 Ph. 278-2264 & 4-1297

AREA MAP



LOCATION OVERVIEW

Lexington, SC, is a rapidly growing town located just west of Columbia, the state capital. It is known for its strong sense of community, highly rated schools, and family-friendly atmosphere. The town features a charming Main Street with local shops, restaurants, and the historic Lexington County Courthouse. Lake Murray, a popular destination for boating, fishing, and outdoor recreation, is just minutes away. Lexington has experienced significant residential and commercial development in recent years, attracting new businesses and residents. Despite its growth, it maintains a balance between modern amenities and small-town Southern charm.

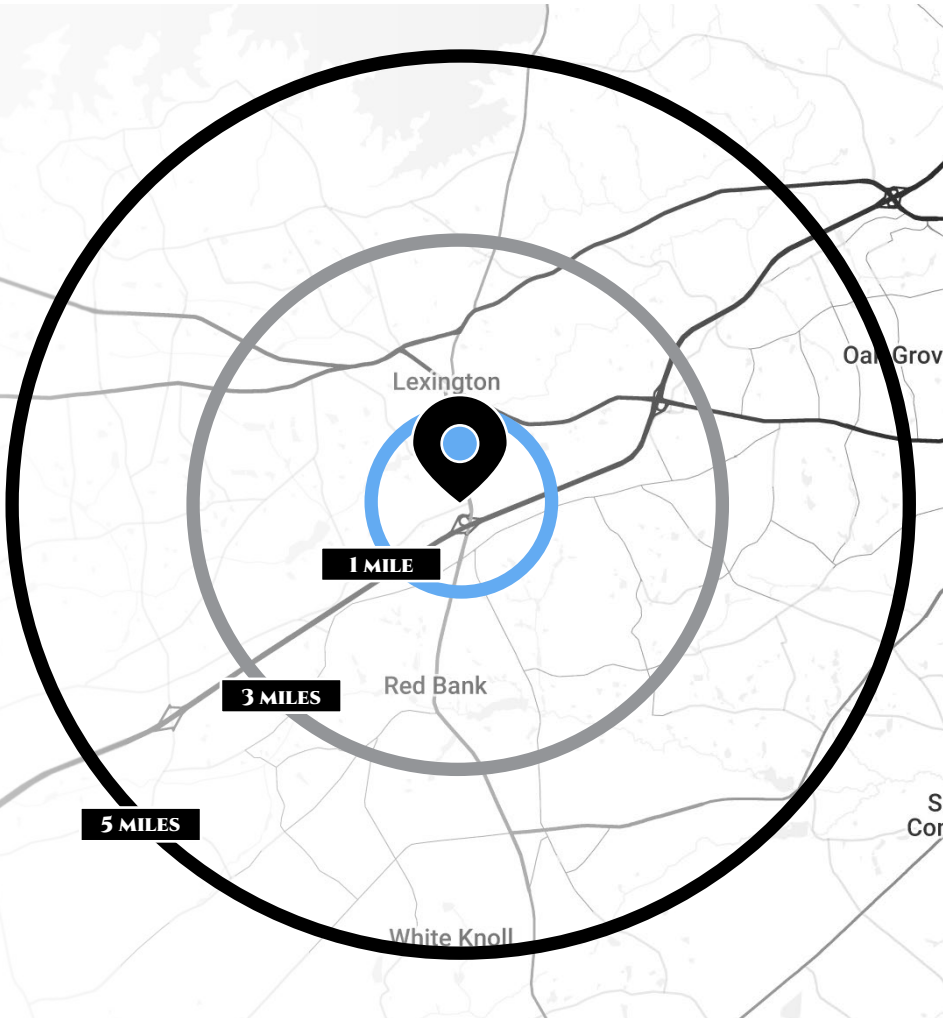
- » **Rapid Growth Area:** Lexington is experiencing continued economic expansion, with increasing demand for both residential and commercial developments. This lot positions you at the forefront of that growth, offering a high potential for appreciation.
- » **Strong Regional Demand:** The surrounding area is home to a growing population and well-established businesses, making it an attractive location for commercial tenants or customers.
- » **Investment Upside:** Given the growth trajectory of the area, this property is poised for long-term appreciation. Its location, size, and zoning make it an attractive option for developers and investors looking for a high-value asset.
- » **Limited Availability:** Opportunities like this are rare in high-demand areas. Secure this 5.09-acre lot now and position yourself to benefit from future commercial and residential developments in the area.



DEMOGRAPHIC DATA

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,578	34,810	97,072
Households	1,209	14,072	36,694
Families	669	9,343	26,226
Average Household Size	2.07	2.41	2.61
Owner Occupied Housing Units	616	10,912	30,718
Renter Occupied Housing Units	593	3,160	5,976
Median Age	38.5	39.9	38.6
Median Household Income	\$65,899	\$81,192	\$85,364
Average Household Income	\$82,249	\$103,744	\$110,364

2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	2,646	36,324	101,341
Households	1,256	14,825	38,655
Families	690	9,820	27,572
Average Household Size	2.04	2.39	2.59
Owner Occupied Housing Units	661	11,858	33,128
Renter Occupied Housing Units	595	2,968	5,527
Median Age	39.4	41.1	39.7
Median Household Income	\$72,413	\$91,683	\$98,339
Average Household Income	\$93,185	\$120,150	\$127,926





FOR MORE INFORMATION

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