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## 3.17-ACRE DEVELOPMENT OPPORTUNITY

LONGS POND RD  
LEXINGTON, SC 29073

Prepared For:  
FocusedCRE

Presented By:  
Christopher Farley  
Bo Smith

# OFFERING MEMORANDUM



## **CONFIDENTIALITY DISCLAIMER & CONTACTS**

The material contained In this proposal Is furnished solely for the purpose of considering the purchase of the of the property within and Is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the Argus CRE/L.B. Smith Construction Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the property.

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This Proposal Is a solicitation of Interest only and Is not an offer to sell the Property. The Owner expressly reserves the right, at Its sole discretion, to reject any or all expressions of Interest to purchase the property and expressly reserves the right, at Its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, In the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Argus CRE/L.B Smith Construction Advisor from any liability with respect thereto.

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 3.17-acre property is zoned for commercial use, making it ideal for retail establishments, office buildings, medical facilities, and various other business ventures. Strategically located in a high-traffic area with direct access to I-20, it offers maximum visibility and convenience. Its proximity to shopping centers and residential neighborhoods further enhances its appeal, providing an excellent opportunity for development. All essential utilities, including water, electricity, and sewer, are readily available on-site. Additionally, the property is just minutes from downtown Lexington, with 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.



**\$335,000**

Sales Price



**3.17 ACRES**

Lot Size



**COMMERCIAL**

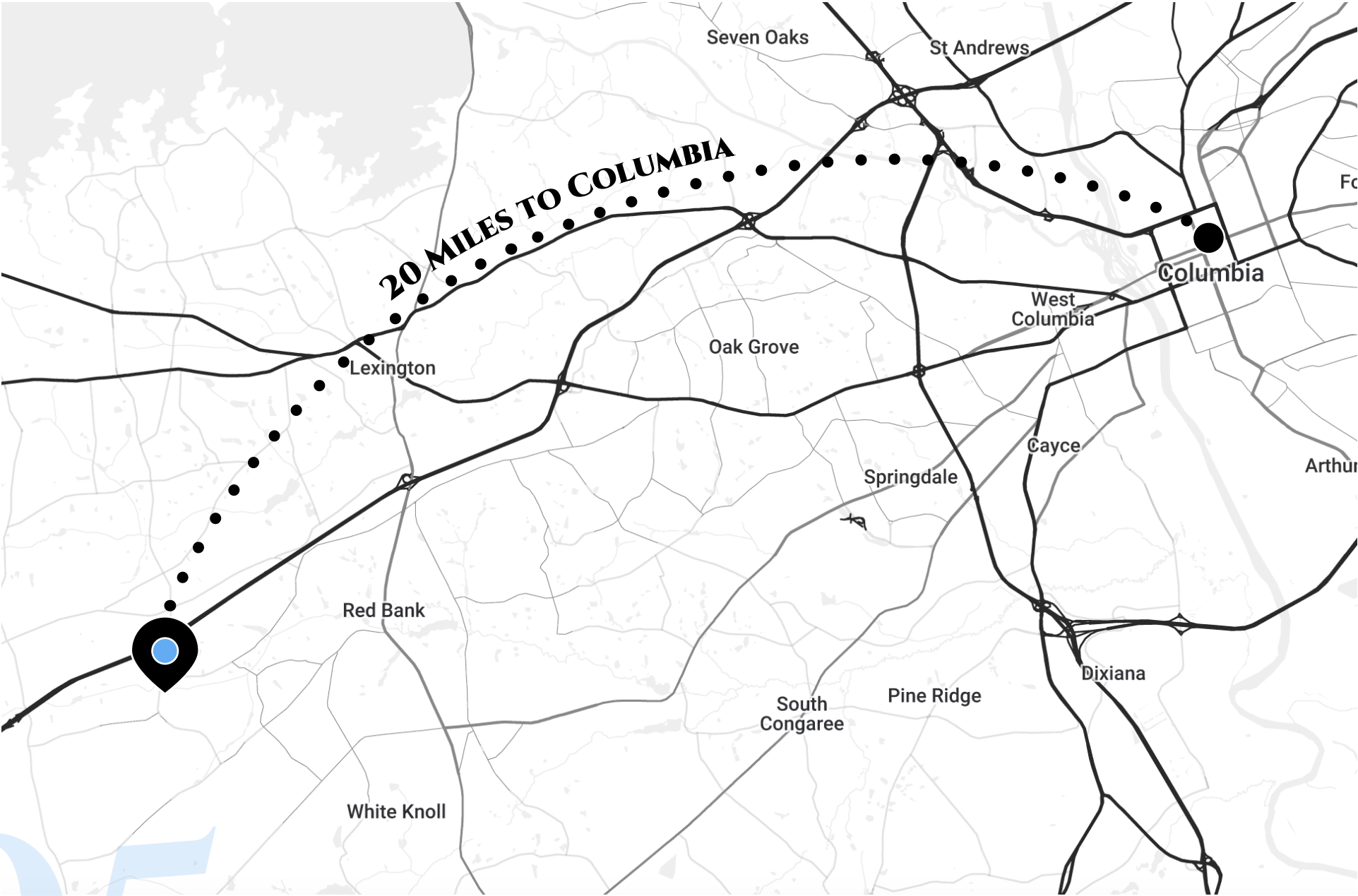
Zoning



**LEXINGTON  
COUNTY**

County





## SITE MAP

STEPHEN HUSMAN  
404 LONGS POND ROAD  
LEXINGTON, SC 29072

*Stephen Husman*  
DATE 3-24-21

SUSAN HUSMAN  
1120 SEMINOLE ROAD  
WEST COLUMBIA, SC 29169

2021020369 BK 20935 PG 0961 - 0961 1 PGS  
PLAT OVERSIZED  
Rec: \$25.00 Cnty: \$0.00 State: \$0.00  
April 16, 2021 10:48:24 AM  
FILED IN LEXINGTON COUNTY, SC *True Query*

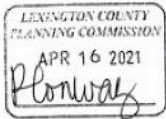
**NOTES:**

- 1) 3 PARCELS TOTALING 16.69 ACRES. PARCELS A & B INTENDED FOR COMMERCIAL, PARCEL C INTENDED FOR RESIDENTIAL USE.
- 2) ALL NEW SUBDIVISION AND R/W CORNERS MARKED WITH 5/8" REBAR.
- 3) LEXINGTON COUNTY MINIMUM BUILDING SETBACKS ARE 10' FROM ALL ROAD RIGHTS OF WAY AND 5' FROM ALL OTHER PROPERTY LINES.

NO MASS CLEARING/GRADING TO BE ALLOWED WITHOUT A LAND DISTURBANCE PERMIT

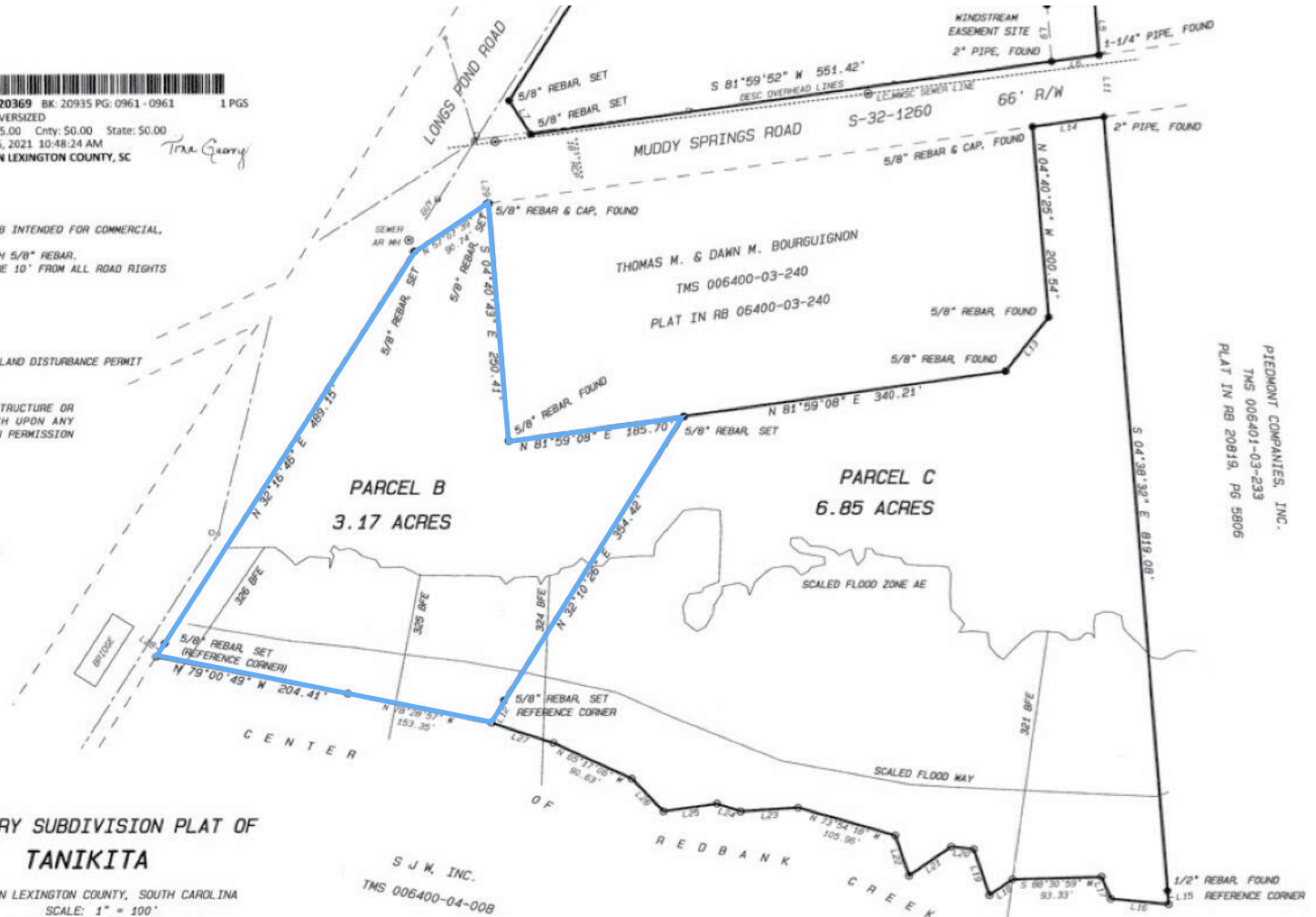
REGARDLESS OF MINIMUM BUILDING SETBACKS, NO STRUCTURE OR RELATED MECHANICAL EQUIPMENT SHALL ENCRoACH UPON ANY DESIGNATED EASEMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE EASEMENT HOLDER.

THE WATER AND SEWER PROVIDER IS  
LEXINGTON COUNTY JOINT MUNICIPAL  
WATER AND SEWER COMMISSION  
2546 TWO NOTCH ROAD  
LEXINGTON, SC 29072  
(803) 359-8373



### SUMMARY SUBDIVISION PLAT OF TANIKITA

LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA  
SCALE: 1" = 100'



PIEDMONT COMPANIES, INC.  
TMS 006401-03-233  
PLAT IN RB 20819, PG 5806



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 3.17-acre lot now and position yourself to benefit from future commercial and residential developments in the area.

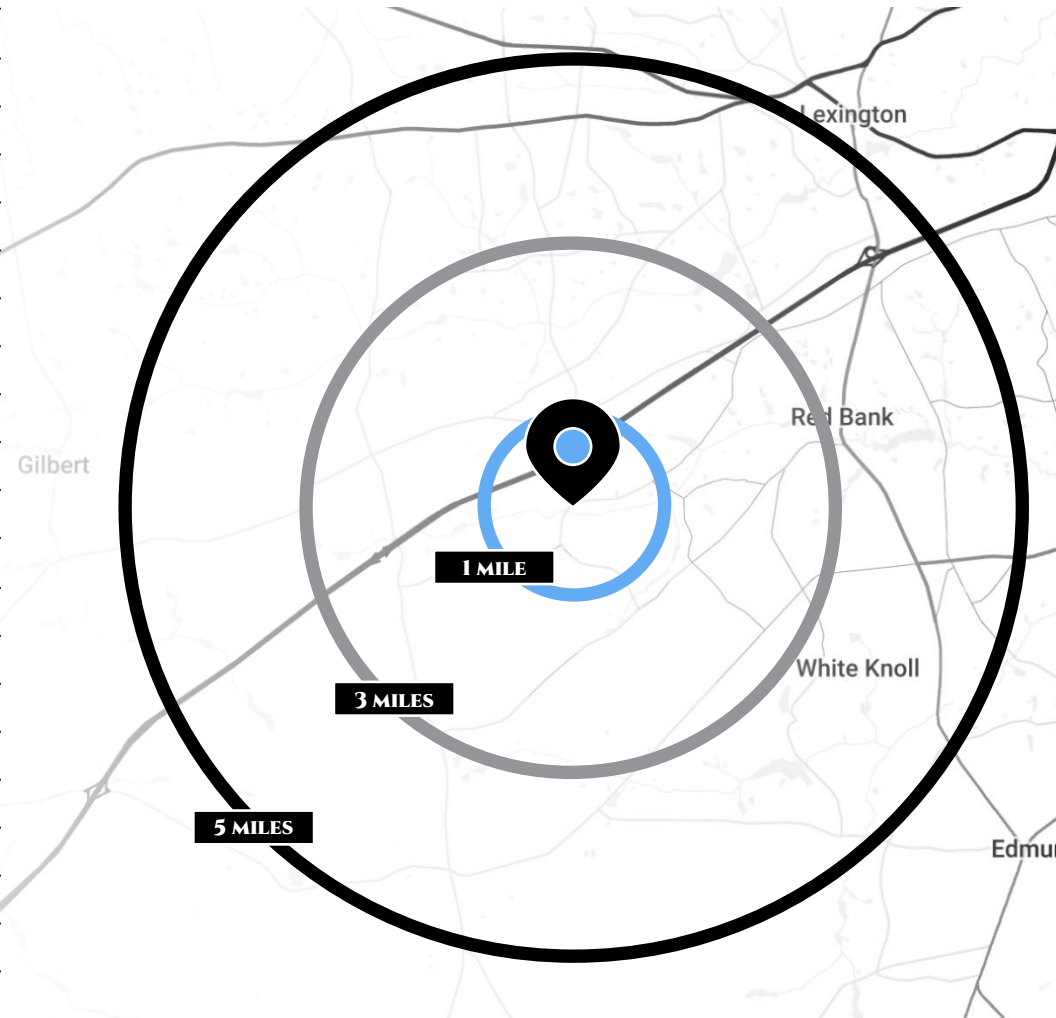




## DEMOGRAPHIC DATA

<b>2024 SUMMARY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	2,906	22,448	48,999
Households	960	7,641	17,592
Families	762	6,080	13,223
Average Household Size	3.02	2.93	2.77
Owner Occupied Housing Units	883	6,953	15,185
Renter Occupied Housing Units	77	688	2,407
Median Age	36.4	35.8	36.6
Median Household Income	\$87,547	\$90,273	\$82,428
Average Household Income	\$113,494	\$110,704	\$101,852

<b>2029 SUMMARY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Population	2,979	23,582	51,560
Households	989	8,093	18,672
Families	783	6,430	14,006
Average Household Size	3.01	2.91	2.74
Owner Occupied Housing Units	921	7,468	16,445
Renter Occupied Housing Units	68	625	2,227
Median Age	37.1	36.4	37.7
Median Household Income	\$107,405	\$104,072	\$94,617
Average Household Income	\$136,154	\$129,256	\$119,046





**FOR MORE INFORMATION**

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