



Photo Credit: Town of Lexington

±227 Acres, Corley Mill Road Lexington, South Carolina

MARKETING PACKAGE

PREPARED BY:

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PROPERTY INFORMATION

Location: 253 Corley Mill Road, Lexington, SC 29072

Access: Interstate 20 to Hwy 378 at Exit 61. Corley Mill Road is approximately 0.10 Miles west of the interchange. The property is located on the left side of Corley Mill Road, approximately 0.5 miles from the Hwy 378 intersection.

Property Description: The property is a beautiful ±227 acre tract of land off of Hwy 378 in Lexington County between the Town of Lexington and the City of Columbia. The property sits on the scenic Corley Mill Road and is the original location of the Corley Mill. It is a mix of pasture and rolling hills and is covered in mature hardwoods and pines. It also has a large lake that is fed by 14 and 12 Mile Creeks. The original farm house, dating back to the early 1800's, anchors the entrance into the property. Public access to Lake Murray is less than 3.5 miles away, and the area's new high school, River Bluff, is located directly across the street. The Saluda River Club, an award-winning residential community, is approximately 0.25 miles away.

Area Information: The Lexington area of the Columbia, SC MSA is generalized by high residential growth, an excellent school system, access to world-class recreational areas, and outstanding shopping and dining.

Vision: The property is well-suited for single family development, multi-family development, retirement care and senior living, town and patio homes, and professional office uses.

Schools: Lexington School District 1 ranks among the top in the State of South Carolina. Three new schools have been built in the last six years to serve this area of the county. They include:

- | | |
|---------------------------|----------------------------------|
| 1. Meadow Glen Elementary | Opened 2011 (Distance 1.4 Miles) |
| 2. Meadow Glen Middle | Opened 2012 (Distance 1.4 Miles) |
| 3. River Bluff High | Opened 2013 (Distance 0.1 Miles) |

Jurisdiction: Lexington County, South Carolina

PROPERTY INFORMATION (CONT.)

Zoning: Planned Urban Development, Town of Lexington

5 Mile

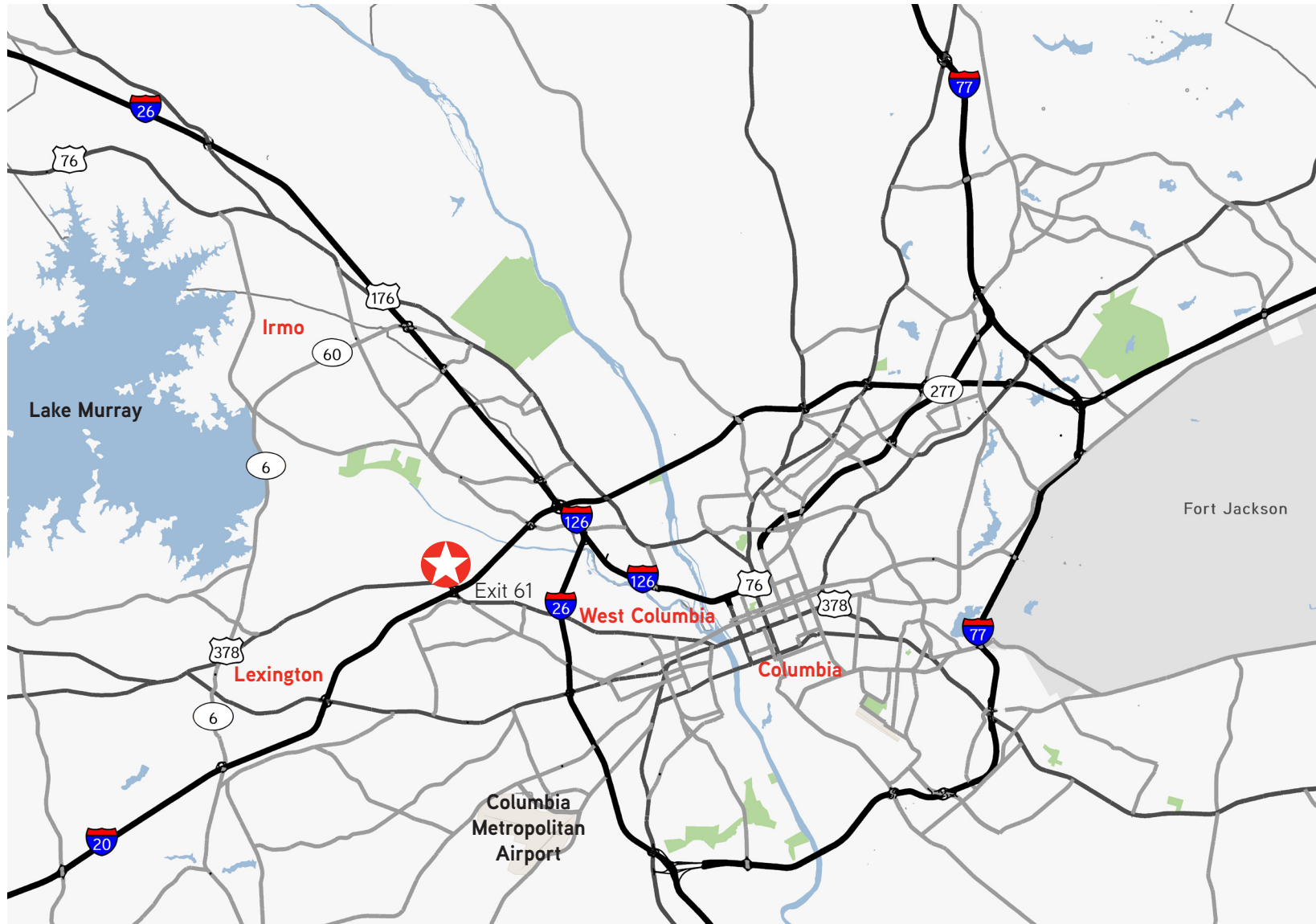
Demographics: 2016 Est Population - 119,497
 2016 Civilian Employed - 94.9%
 2016 Est Avg HH Income - \$67,431

Utilities: Water - Town of Lexington
 Sewer - Town of Lexington
 Electric - SCE&G
 Gas - SCE&G

Pricing (See General Development Plan on page 6):

Zoning	Acreage	Price
Single Family Site	± 74 Acres	\$1,800,000
Limited Commercial Site	±5 Acres	\$625,000
Limited Commercial Site	±6 Acres	\$750,000
General Commercial Site	± 0.8 Acres	\$99,000
Office Commercial Site	±6 Acres	\$450,000
Single Family Residential Site	±8 Acres	\$199,000
Multifamily Site	±16 Acres	\$1,500,000 (SOLD)

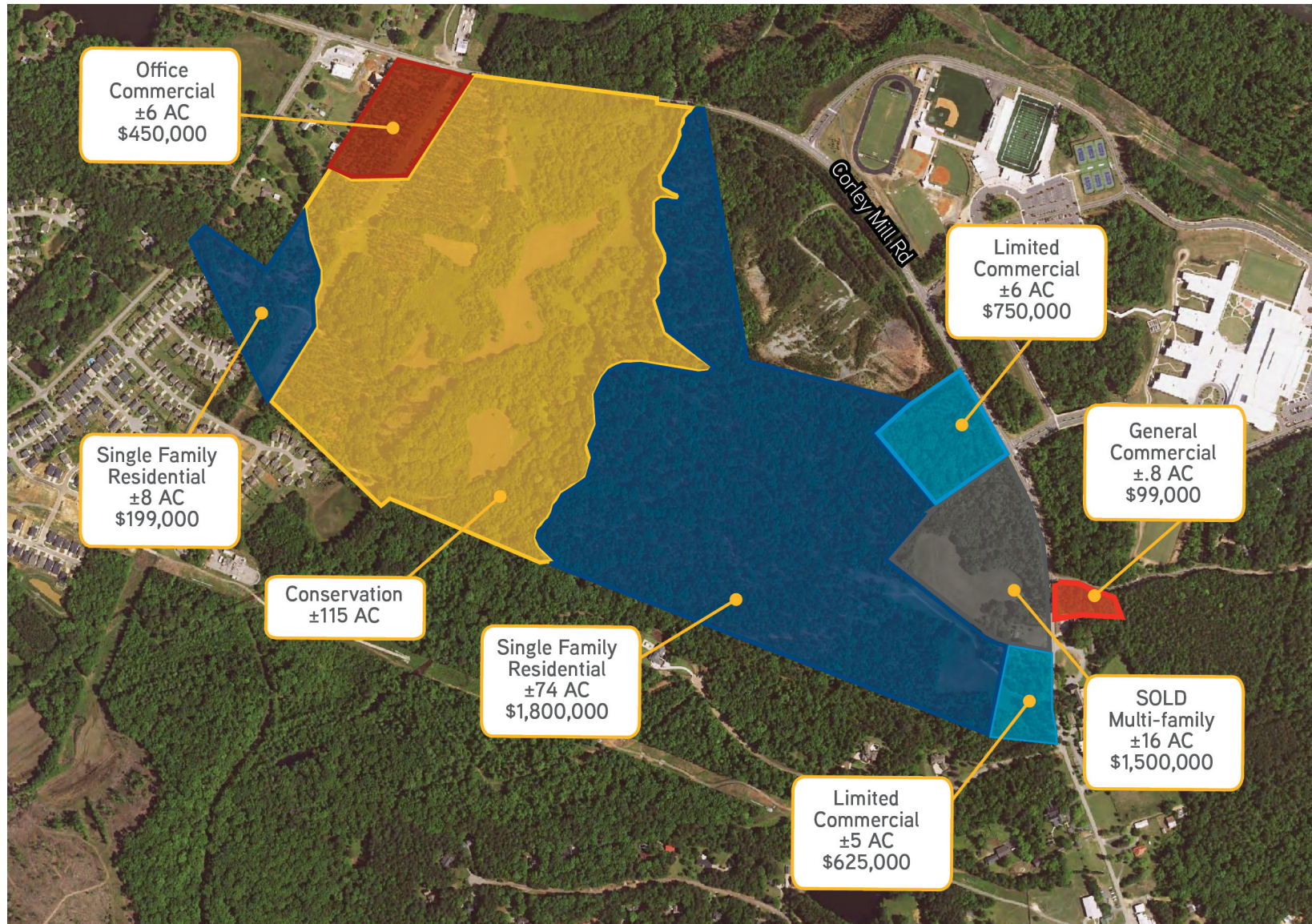
LOCATION MAP



SITE AERIAL



GENERAL DEVELOPMENT PLAN



DEMOGRAPHICS

	3 miles	5 miles	7 miles
Census 2010 Summary			
Population	33,888	112,988	195,179
Households	14,339	45,969	79,793
Families	9,055	27,773	48,177
Average Household Size	2.33	2.30	2.33
2016 Summary			
Population	36,347	119,497	208,387
Households	15,167	48,303	84,663
Families	9,503	28,826	50,388
Average Household Size	2.37	2.33	2.36
Median Household Income	\$52,949	\$51,557	\$51,970
Average Household Income	\$68,984	\$67,431	\$67,977
2021 Summary			
Population	38,606	126,133	220,777
Households	15,993	50,804	89,390
Families	9,978	30,147	52,833
Average Household Size	2.39	2.35	2.37
Trends: 2016-2021 Annual Rate			
Population	1.21%	1.09%	1.16%
Households	1.07%	1.01%	1.09%
Families	0.98%	0.90%	0.95%
Owner Households	1.16%	1.04%	1.11%
Median Household Income	2.03%	2.06%	1.90%

	3 miles	5 miles	7 miles
2016 Population by Race/Ethnicity			
Total	36,346	119,497	208,388
White Alone	68.1%	61.6%	63.1%
Black Alone	23.3%	30.2%	28.9%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	3.3%	2.8%	2.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.4%	2.7%	2.6%
Two or More Races	2.5%	2.3%	2.3%
Hispanic Origin	6.1%	5.9%	5.5%
Diversity Index	54.0	58.1	56.8
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	95.2%	94.9%	94.7%
Civilian Unemployed	4.8%	5.1%	5.3%
2016 Employed Population 16+ by Industry			
Total	19,571	61,700	108,231
Agriculture/Mining	0.3%	0.6%	0.5%
Construction	4.7%	5.7%	6.0%
Manufacturing	6.2%	6.1%	6.8%
Wholesale Trade	3.3%	3.0%	2.9%
Retail Trade	13.2%	13.0%	13.1%
Transportation/Utilities	4.1%	4.2%	4.6%
Information	1.7%	2.0%	1.9%
Finance/Insurance/Real Estate	7.4%	7.8%	7.6%
Services	50.1%	49.4%	49.0%
Public Administration	9.2%	8.2%	7.7%
2010 Households by Type			
Total	14,339	45,969	79,793
Households with 1 Person	30.4%	32.3%	31.5%
Households with 2+ People	69.6%	67.7%	68.5%



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