



Development Opportunity

Craig Waites

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Sale price:

Commercial parcels starting at

\$175,000/acre

1301 Gervais Street, Suite 600
Columbia, SC 29201
P: +1 803 254 2300
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5075 Hardscrabble Road Columbia, SC 29223

±62 acres of land ideally suited for mixed-use development

The property is part of the original planned mixed-use development called Rice Creek, a Planned Urban Development (PUD) zoned for multifamily, office, commercial and retail. The site is located on Hardscrabble Road, north of Clemson Road and directly across from the main entrance to Lake Carolina. There is easy access to the site from either Killian Road and I-77 at exit 22 or from Clemson Road and I-20 at exit 80.

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±62 Acres for Sale

Fastest growing submarket of Columbia



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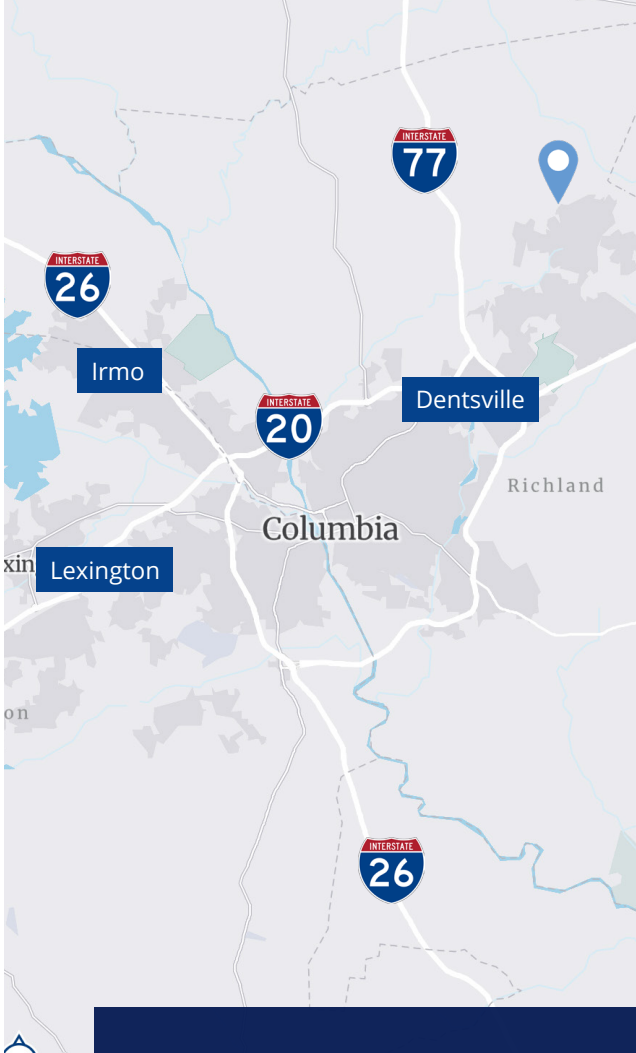
±62 Acres for Sale

Property Highlights

- Part of Rice Creek mixed-use Planned Urban Development, which can accommodate multifamily and commercial
- Adjacent to Lake Carolina and just minutes from Killian Road
- Development opportunity in the fastest-growing Columbia submarket
- Hardscrabble Road is being widened from 2 to 5 lanes
- Close proximity to Richland County School District 2 schools
- Public utilities available
- Zoned PUD (Planned Urban Development) in Richland County

Demographics (2024)

Traffic Counts:	Hardscrabble Road - ±20,700 VPD	
Richland County School District 2:	Round Top Elementary School Blythewood Middle School Blythewood High School	
Current Population:	1 mile	6,631
	3 mile	50,771
	5 mile	90,054
Average Household Income:	1 mile	\$109,100
	3 mile	\$104,354
	5 mile	\$100,820
Households:	1 mile	2,247
	3 mile	18,225
	5 mile	33,754



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