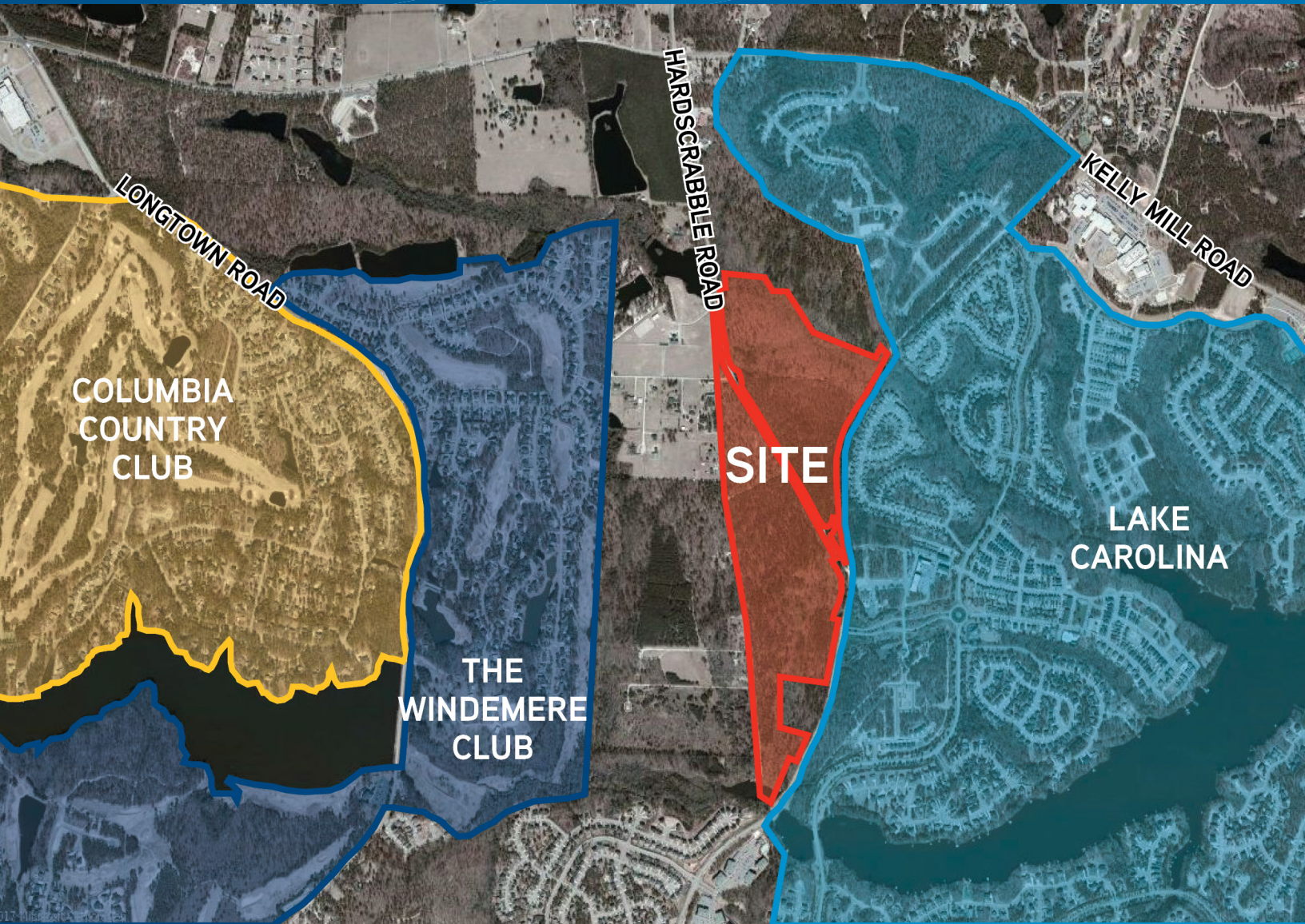


FOR SALE > MIXED-USE PLANNED URBAN DEVELOPMENT



±123 AC on Hardscrabble Rd.

5075 HARDSCRABBLE RD. COLUMBIA, SC 29223



The property is part of the original planned mixed-use development called Rice Creek, a Planned Urban Development (PUD) zoned for single family residential, multi-family, office, commercial and service. 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.

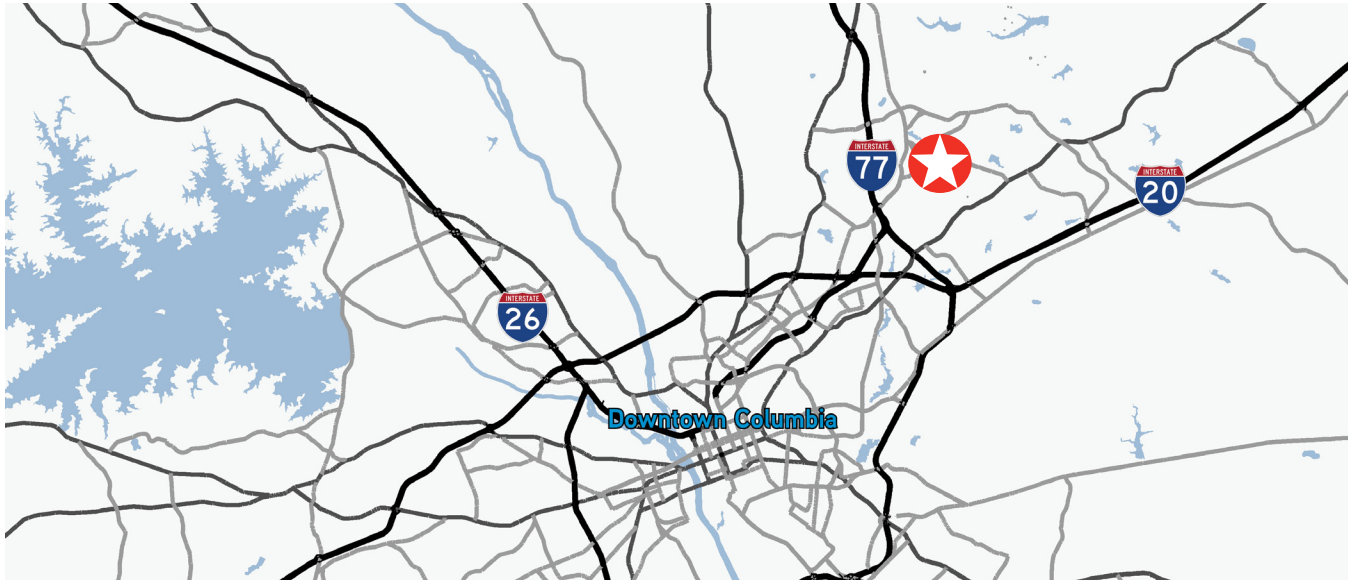
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FOR SALE › MIXED-USE PLANNED URBAN DEVELOPMENT

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5075 HARDSCRABBLE RD. COLUMBIA, SC 29223



Property Details

- › Part of Rice Creek mixed-use Planned Urban Development, which can accommodate single-family, multi-family and commercial
- › Adjacent to Lake Carolina and just minutes from Killian Road
- › Development opportunity in the fastest-growing Columbia submarket
- › Traffic counts: Hardscrabble Road - 20,600 VPD
- › Hardscrabble Road is being widened from 2 to 5 lanes
- › Close proximity to Richland County School District 2 schools

Zoned for Round Top Elementary School, Blythewood Middle School and Blythewood High School

- › Public utilities available at road

› **Sale price:**

Single-Family Residential parcels starting at \$29,000 per acre

Multi-Family Residential parcels starting at \$57,500 per acre

Commercial parcels starting at \$175,000 per acre

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	927	17,326	40,347
2010 Total Population	6,670	44,299	75,798
2016 Total Population	7,517	49,558	85,008
2016 Group Quarters	3	14	98
2021 Total Population	8,293	53,645	92,056
2016-2021 Annual Rate	1.98%	1.60%	1.61%
Household Summary			
2000 Households	322	5,829	13,785
2000 Average Household Size	2.88	2.97	2.89
2010 Households	2,321	15,405	27,335
2010 Average Household Size	2.87	2.87	2.77
2016 Households	2,595	17,072	30,426
2016 Average Household Size	2.90	2.90	2.79
2021 Households	2,846	18,383	32,797
2016-2021 Annual Rate	1.86%	1.49%	1.51%
2010 Families	1,858	12,186	20,964
2010 Average Family Size	3.25	3.27	3.19
2016 Families	2,059	13,370	23,028
2016 Average Family Size	3.30	3.32	3.24
2021 Families	2,246	14,323	24,672
2021 Average Family Size	3.33	3.34	3.26
2016-2021 Annual Rate	1.75%	1.39%	1.39%
2016 Households by Income			
Household Income Base	2,595	17,072	30,426
<\$15,000	6.6%	6.0%	6.5%
\$15,000 - \$24,999	3.7%	4.2%	5.7%
\$25,000 - \$34,999	2.3%	6.5%	8.4%
\$35,000 - \$49,999	10.5%	13.0%	12.6%
\$50,000 - \$74,999	26.1%	22.5%	21.1%
\$75,000 - \$99,999	18.3%	17.6%	16.3%
\$100,000 - \$149,999	16.6%	17.8%	17.4%
\$150,000 - \$199,999	11.0%	8.8%	7.9%
\$200,000+	5.1%	3.6%	4.1%
Average Household Income	\$93,421	\$85,801	\$84,390
2016 Population by Race/Ethnicity			
Total	7,518	49,558	85,008
White Alone	48.9%	39.9%	44.1%
Black Alone	40.4%	50.9%	47.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	5.2%	4.0%	3.7%
Pacific Islander Alone	0.2%	0.1%	0.2%
Some Other Race Alone	1.6%	1.5%	1.7%
Two or More Races	3.4%	3.3%	3.1%
Hispanic Origin	5.8%	5.6%	5.5%
Diversity Index	63.9	62.4	62.7
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	96.2%	94.6%	95.3%
Civilian Unemployed	3.8%	5.4%	4.7%
2016 Employed Population 16+ by Industry			
Total	3,703	24,489	43,385
Agriculture/Mining	0.0%	0.6%	0.5%
Construction	4.2%	3.0%	3.6%
Manufacturing	6.3%	6.6%	7.0%
Wholesale Trade	2.5%	1.9%	2.0%
Retail Trade	12.6%	11.4%	11.3%
Transportation/Utilities	5.0%	6.2%	5.3%
Information	1.1%	1.4%	1.7%
Finance/Insurance/Real Estate	14.2%	10.1%	10.9%
Services	41.9%	45.9%	46.0%
Public Administration	12.3%	12.9%	11.8%

Contact Us

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