



# LAKE SIDE AT DREHER SHOALS

Lake Murray,  
South Carolina

**FOR SALE > ±20.16 ACRES**  
*High Density Residence Opportunity*

2909 Dreher Shoals Road  
Irmo, SC 29063

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Waterford

**SITE**

barre3



Village at  
Lake Murray

Dreher Shoals Road

LAKE  
SIDE AT  
DREHER  
SHOALS





# OPPORTUNITY

*The chance to build a community is a unique one.  
The chance to build one along Lake Murray is even better.*

Lakeside at Dreher Shoals offers ±20 acres in one of the Columbia MSA's fastest growing areas: Irmo. The property sits on the north side of the dam on Lake Murray and includes 1,400 feet of lake frontage with the potential for a community dock or individual docks. The site lies less than a quarter of a mile from the Publix-anchored Murray Landing Shopping center and only three miles from I-26.

With a gentle slope towards the shoreline, the property is zoned RG (Group Residential) which allows for up to 10 units per acre. The property would be an ideal development for multifamily or single family homes.

## PROPERTY DETAILS

ADDRESS:	2909 Dreher Shoals Road Irmo, South Carolina 29063
SITE:	±20 Acres
ZONING:	RG (Group Residential)
UTILITIES:	
WATER:	City of Columbia
SEWER:	Carolina Water
LAKE FRONTAGE:	1,400 feet
ROAD FRONTAGE:	400 feet
PRICE:	\$3,380,000

### MURRAY LANDING

**Publix**

**ANYTIME  
FITNESS**

**H&R BLOCK**

**Bank of America**



**BECK'S  
BRADY'S**  
Family Sports Pub



Ballentine  
Elementary School



Cross Roads  
Intermediate School



Dutch Fork  
High School



Plametto Health  
Baptist Parkridge



Harbison  
Shopping

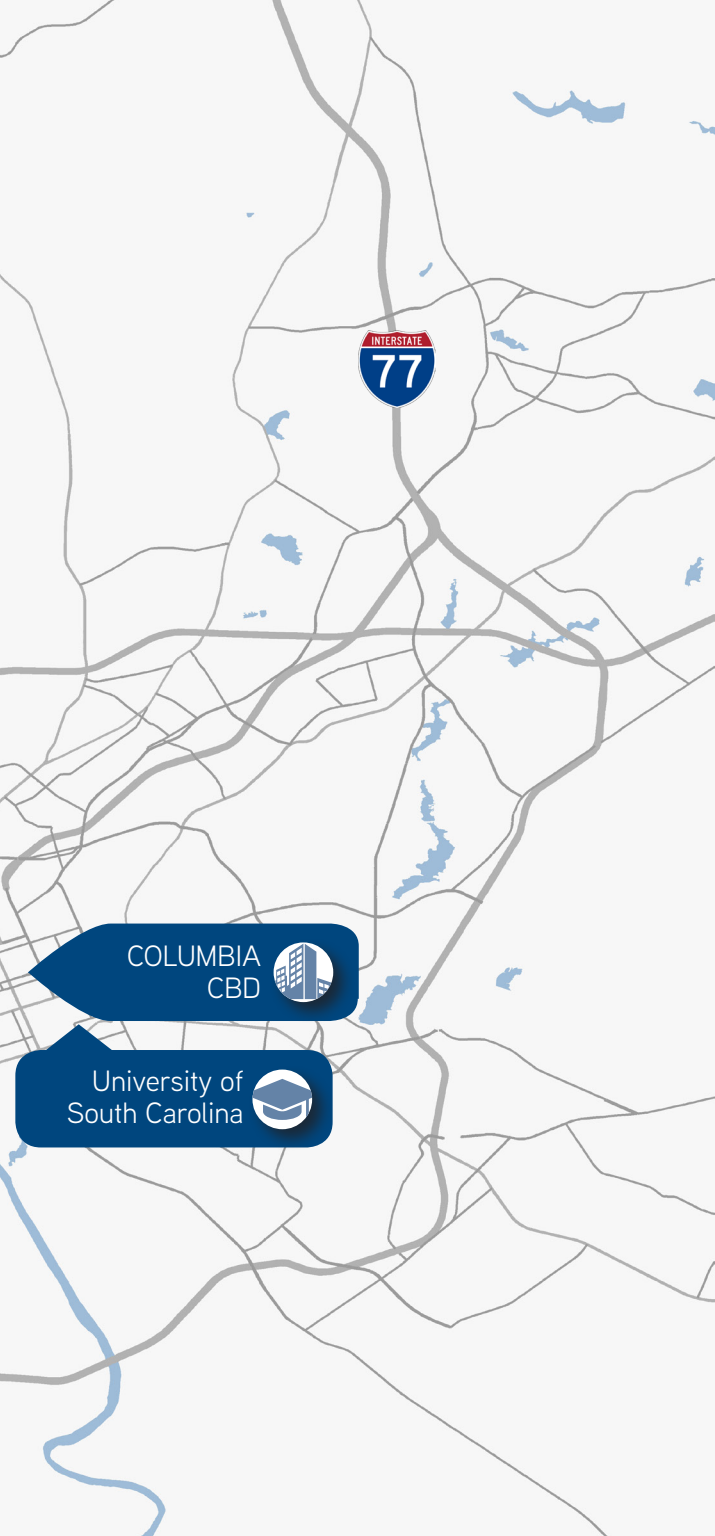


Congaree Vista  
& Entertmant



Columbia Metro.  
Airport

LAKE  
SIDE AT  
DREHER  
SHOALS



## NEARBY SCHOOLS, SHOPPING AND MORE

Only three miles to access Interstate 26, the residents of Lake Side at Dreher Shoals are just a quick drive away from schools, work, shopping and more.



Zoned for Richland/Lexington District 5, all schools are under a 10-minute drive from the site.

ELEMENTARY  
SCHOOL

MIDDLE  
SCHOOL

HIGH  
SCHOOL

Ballentine  
Elementary School

Crossroads  
Intermediate School

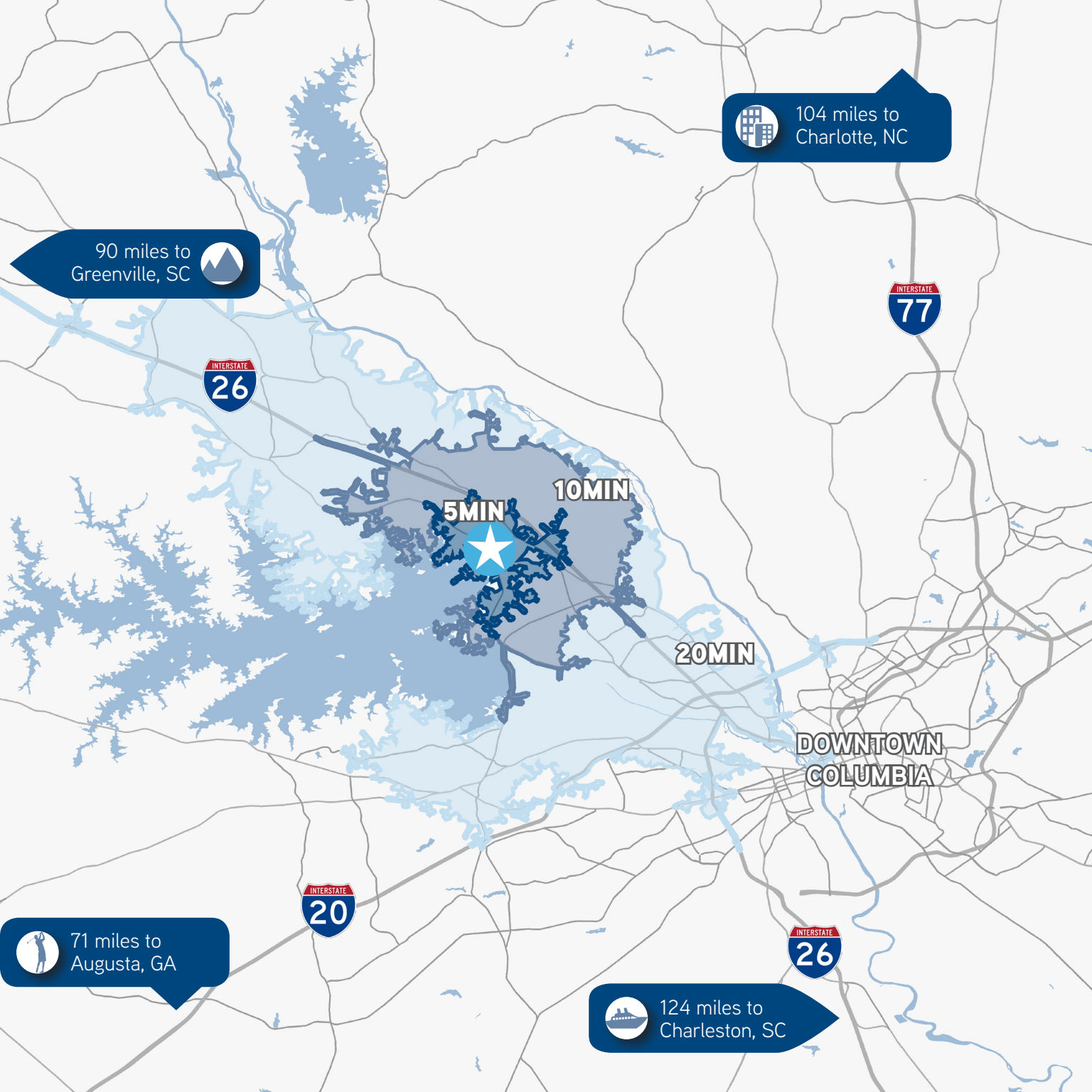
Dutch Fork  
High School


A 12-minute drive leads directly to one of Columbia's most popular shopping districts, Harbison Boulevard, where both big box and local retailers reside. Shoppers can find a variety of options including Columbiana Centre Mall, Sam's Club, Rooms To Go, T.J. Maxx, Dicks Sporting Goods and more.


**KOHL'S**



NORDSTROM  
**rack**



 104 miles to  
Charlotte, NC

90 miles to  
Greenville, SC 

INTERSTATE  
**26**

INTERSTATE  
**77**

**5MIN**


**10MIN**


**20MIN**

**DOWNTOWN  
COLUMBIA**

INTERSTATE  
**20**

INTERSTATE  
**26**

 71 miles to  
Augusta, GA

 124 miles to  
Charleston, SC

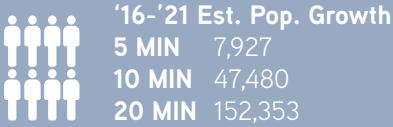
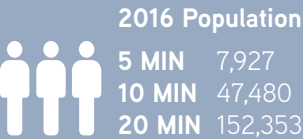


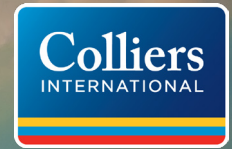
# CONNECT TO THE CAPITAL CITY AND BEYOND

A quick 20 minute drive down I-26 will land you in the heart of Columbia, South Carolina's Capital City.

Home to the Congaree Vista Entertainment District, the SC State House, the CBD and The University of South Carolina, the area's business-friendly environment and rapid growth makes it ideal for new residential development.

## Drive Time Demographics





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