



264 CHARTER OAK

Lexington, SC

2 PARCELS ±2.14 & ±4.71 ACRES IN HIGH GROWTH AREA

PROPERTY SUMMARY

±6.85 Acres with Water, Sewer & Stormwater Infrastructure Advantages

Southern Visions Real Estate is pleased to present a rare opportunity to acquire ±6.85 acres of highly developable commercial land at 264 Charter Oak Road in Lexington, South Carolina. Positioned within the established Grey Oaks/Hendrix Crossing growth corridor, the property offers developers and owner-users a strategically located commercial site with major horizontal infrastructure advantages already in place.

The site is located along Charter Oak Road, a key connector between Highway 378 and Augusta Highway/US-1, two of Lexington County's most active commercial corridors. The property benefits from strong surrounding residential growth, expanding retail activity, and immediate proximity to national and regional users, including Publix-anchored retail, medical services, restaurants, convenience users, and planned commercial development. With approximately ±13,500 vehicles per day on Charter Oak Road, ±19,500 VPD on Highway 378, and ±18,000 VPD on Augusta Highway/US-1, the site offers strong visibility and accessibility within a growing Lexington trade area.

Unlike typical undeveloped commercial acreage, 264 Charter Oak Road has already been meaningfully advanced from a site-readiness standpoint. Water, sewer, and stormwater infrastructure have been addressed through the surrounding Grey Oaks development, creating a substantial head start for future commercial users. Water service is available through existing utility lines along Charter Oak Road, Grey Oaks Lane, and the side lot line of Lot 1. Sewer service connections have been installed for Lot 1 near SMH 13 and for Lots 2 and 3 near SMH 31.

The property also benefits from existing stormwater infrastructure within the Grey Oaks development. The recorded/bonded pond plat provides for stormwater discharge to Pond 1, the privately maintained neighborhood detention facility, with Lexington County retaining the right to discharge stormwater to the pond. This existing stormwater framework is a major development advantage and materially reduces the uncertainty, cost, and land-area burden often associated with standalone stormwater design.

Zoned Intensive Development, the property allows for a broad range of commercial applications, including retail, restaurant/QSR, medical, office, service, hospitality, flex-industrial, and multi-pad commercial development. The combination of flexible zoning, available water, installed sewer connections, existing stormwater discharge rights, and strong market fundamentals positions the site as a near pad-ready commercial development opportunity in one of Lexington County's most dynamic growth areas.

For developers seeking speed-to-market, reduced infrastructure risk, and access to a rapidly expanding residential and retail trade area, 264 Charter Oak Road represents a compelling opportunity to control one of the few remaining sizable commercial sites along the Charter Oak corridor.



Property Overview

HIGHLIGHTS

- Water available and sewer connections installed; access to existing stormwater infrastructure within the Grey Oaks development
- Existing stormwater solution in place through Grey Oaks detention system, reducing development time and cost
- Located in a high-growth corridor with strong surrounding residential and commercial development
- Surrounded by Established National & Regional Retailers
- Ideal for Retail, QSR, Bank, Medical or Service Development, hospitality, flex-industrial, or big-box concepts
- Strong Traffic Counts – ±13,500 VPD



Property Highlights



PROPERTY

±6.85 Acres-264 Charter Oak Rd.

LOCATION

Positioned between Highway 378 and Augusta Highway (US-1), two of Lexington's primary commercial corridors Highway 378 and HWY 1 in Lexington County, the property benefits from strong visibility and accessibility, with traffic counts of approximately ±13,500 VPD on Charter Oak, ±19,500 VPD on HWY 378, and ±18,000 VPD on HWY 1(Augusta HWY).

ZONING

Zoned ID- Intensive Development, allowing for a wide range of commercial applications. - Lexington County

INFORMATION

Highway 378 and HWY 1 corridors continues to experience significant commercial and residential growth, making this site one of the most active development areas in Lexington County. The subject property is located within the established Hendrix Crossing development, anchored by Publix and surrounded by a strong mix of national and regional retailers, restaurants, and service providers that generate consistent daily traffic.

Ongoing residential expansion throughout the West Lexington market is driving increased demand for retail, dining, and service-oriented businesses.

With continued development in the immediate area and strong connectivity to both Lexington and the Columbia metropolitan region, this location offers an excellent opportunity for commercial users seeking visibility, accessibility, and long-term growth.



63,420

3 Mile Day Time Population



±6.85

±Acres



13,500

± VPD

**.85
MILES**

FROM SUBJECT
PROPERTY



Augusta Hwy Area Overview

Augusta Highway (US-1) is one of Lexington County's primary commercial corridors and continues to experience significant retail and residential growth. The corridor serves as a major connection between the Town of Lexington, surrounding residential communities, and the greater Columbia metropolitan area. Strong daily traffic and expanding residential development have made Augusta Highway an increasingly attractive location for new commercial investment.

Recent development activity in the area includes the construction of a new Target-anchored retail center along Augusta Highway. This project is expected to introduce a substantial amount of new retail space along with additional restaurant and service-oriented outparcel development. Major national retailers frequently cluster around Target developments, further strengthening the corridor as a regional shopping destination.

Continued residential growth throughout western Lexington County is driving increased demand for retail, dining, and service businesses. As new housing communities expand throughout the surrounding area, Augusta Highway is emerging as one of the region's most active retail corridors, creating strong long-term opportunities for strategically positioned commercial sites.

Demographic Overview

POPULATION	1-Mile	3-Mile	5-Mile
2030 Projections	5,738	38,376	83,983
2025 Estimates	5,403	36,500	78,864
2020 Census	5,123	35,057	75,804
2010 Census	4,777	29,304	60,203
Growth 2010-2020	7.24%	19.63%	25.91%
Growth 2020-2025	5.47%	4.12%	4.04%
Growth 2025-2030	6.20%	5.14%	6.49%
HOUSEHOLDS			
2030 Projections	2,460	15,251	32,668
2025 Estimates	2,287	14,310	30,258
2020 Census	2,141	13,464	28,534
2010 Census	1,930	11,244	22,854
Growth 2010-2020	10.93%	19.74%	24.85%
Growth 2020-2025	6.82%	6.28%	6.04%
Growth 2025-2030	7.56%	6.58%	7.96%
2025 POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	3,723	27,447	59,700
Black or African American Alone	891	3,869	7,965
American Indian and Alaska Native Alone	22	73	237
Asian Alone	178	1,642	3,391
Native Hawaiian and Other Pacific Islander Alone	5	36	79
Some Other Race Alone	108	657	1,735
Two or More Races	475	2,810	5,757
2025 POPULATION BY ETHNICITY (HISPANIC OR LATINO)			
Hispanic or Latino	411	2,409	5,047
Not Hispanic or Latino	4,992	34,090	73,817
2025 AVERAGE HOUSEHOLD INCOME			
	\$103,393	\$121,790	\$122,588

AREA SNAPSHOT



78,864
POPULATION (5-Mile)



78,864
DAYTIME POPULATION (5-Mile)



25.91%
POPULATION GROWTH
(5-Mile, 2010-2020)



\$122,588
AVERAGE HOUSEHOLD INCOME
(5-Mile)



\$355,530
AVERAGE HOME VALUE (5-Mile)



378

HWY 378

±19,500 VPD

FUTURE 100K FT DEVELOPMENT SITE

STORSAFE
EXTRA SPACE STORAGE

Planet Fitness

7-ELEVEN

China King

Lexington Modern Dental

PHARMACY OPTICAL

THE NAIL

378

FUTURE HOME OF



HWY 378

±19,500 VPD

FUTURE RETAIL DEVELOPMENT SITE

Publix

Waffle House

Wendy's

palm beach tan

grow financial

NOVANT HEALTH

Great Clips

ZAXBY'S

SUBWAY

verizon

M&W Wash

SHIP N PRINT SOLUTIONS

Big Blue Marble Academy

Site



CHARTER OAK RD

±13,500 VPD

WISE FERRY RD

±5,100 VPD

VICTORY VILLAGE DEVELOPMENT

Proposed Site of Walmart



AUGUSTA HWY

±18,000 VPD

1

AUGUSTA HWY

±18,000 VPD



Proposed Site Parker's kitchen

1



PISCACH CHURCH RD

±10,300 VPD

OLDE FARM RD

±10,200 VPD



Lexington High School

Lexington Overview

Lexington is the largest municipality in Lexington County and one of the fastest-growing areas in the Columbia metropolitan region. Located just 12 miles west of Downtown Columbia, Lexington offers a balance of suburban quality of life and convenient access to the state capital's business, government, and cultural hubs.

- **Population Growth:** The Town of Lexington reported a population of 23,568 at the 2020 Census, while the greater Lexington area is estimated at 111,549 residents. The market has been recognized as the fastest-growing community in the Midlands, driven by immigration, strong schools, and high quality of life.
- **Affluence & Stability:** Median household incomes consistently outpace state averages, supported by a mix of professional, medical, logistics, and government employment bases.



- **Accessibility:** Lexington is positioned along US-378, I-20, and US-1, providing direct connectivity to Columbia, Greenville/Spartanburg, and Charleston. Columbia Metropolitan Airport is just 11 miles away.
- **Recreation & Lifestyle:** The community is anchored by Lake Murray, one of the region's premier recreation and tourism destinations, drawing millions of visitors annually for boating, fishing, and lakefront living.
- **Workforce & Education:** Home to Lexington County School District One, one of the state's fastest-growing school systems, and within a short drive of the University of South Carolina and Midlands Technical College, Lexington benefits from a highly educated and skilled workforce.

With a growing population, rising household incomes, and proximity to both Columbia and Lake Murray, Lexington offers a stable and expanding base for retail, medical, office, and mixed-use development.



Employment Drivers & Economic Anchors

The Charter Oak Rd is the main road between two major intersections. HWY 378 and Augusta Rd. benefits from a diverse and resilient employment base—anchored by manufacturing, logistics, education, healthcare, and federal institutions. These drivers generate consistent daytime population, commuter activity, and service demand, creating long-term stability and growth potential for commercial users.

Lexington-Based Anchors

- **Michelin Tire Manufacturing Plant** – One of Lexington’s largest employers with 1,600+ employees. A \$159 million expansion is underway, further solidifying its long-term industrial presence.
- **Southeastern Freight Lines HQ** – Corporate headquarters for a major less-than-truckload (LTL) logistics provider, employing hundreds in operations, management, and support services.
- **US Foods Distribution Facility** – Regional distribution hub supporting restaurants, healthcare, and institutional food supply chains.
- **FBI Columbia Field Office** – New 87,000 sq ft federal facility opened in 2023, consolidating FBI operations for the Columbia metro into Lexington County.
- **Lexington County School District One HQ** – Among South Carolina’s fastest-growing school systems, employing 4,000+ staff and serving 28,000+ students.



Regional Anchors (10–12 mi range)

- **Lexington Medical Center** (≈10 mi) – Regional hospital and one of the Midlands’ largest employers with 6,500+ employees.
- **University of South Carolina** – Downtown Columbia (≈12 mi) – Flagship university with 36,000+ students and 6,400 faculty/staff, fueling education and research employment.
- **South Carolina State Government Complex** (≈12 mi) – Over 32,000 public-sector jobs clustered around the State House.
- **BlueCross BlueShield of South Carolina** (≈12 mi) – Corporate HQ with 11,000 employees in insurance, IT, and corporate services.
- **Prisma Health Midlands** – Richland Campus (≈15 mi) – Regional healthcare network with 15,000+ employees across the Midlands.
- **Columbia Metropolitan Airport** (≈11 mi) – Regional airport with 1,800+ direct jobs and critical logistics influence.
- **Lake Murray** (≈1 mi) – A major recreational and tourism driver attracting millions of annual visitors, fueling hospitality and retail demand.

LEXINGTON COUNTY MAJOR EMPLOYERS





Columbia Overview

Columbia's central location places it within a 24-hour drive of approximately two-thirds of the U.S. population, making it a strategic hub for commerce and distribution. The region is served by a strong interstate network including I-20, I-26, I-77, and I-95, providing efficient regional and national connectivity.

Columbia is less than two hours from a major deep-water port, offers air cargo service through Columbia Metropolitan Airport, and benefits from dual rail access via CSX and Norfolk Southern.

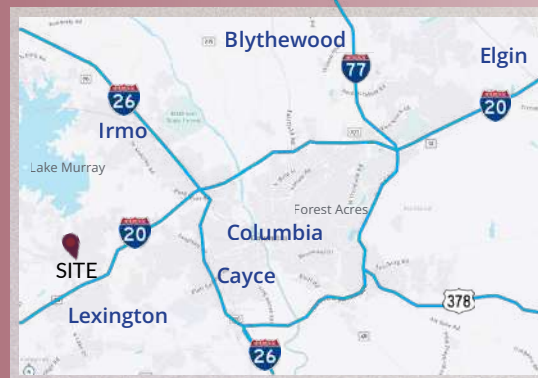
Key Employers & Logistics Operators

- Amazon operates a 1-million-square-foot distribution hub with planned expansion.
- UPS maintains its Southeast regional air hub at Columbia Metropolitan Airport, serving nine states.
- Sysco operates its only South Carolina distribution center from Columbia.
- Southern Glazer's Wine and Spirits manages South Carolina operations from its Columbia location near I-77.
- Sentinel Transport provides non-emergency medical transportation services across the region.

Economic Growth Drivers

Columbia continues to attract advanced logistics, distribution, and service-oriented companies due to its central location, transportation infrastructure, and skilled workforce.

Interstate Network



Economy & Labor Market

Columbia's ease of accessibility is a major factor in site selection for both businesses and residents. Its central location draws many to the area for its convenience and connectivity.

The Columbia, SC Metropolitan Statistical Area (MSA) consists of six counties strategically located in the heart of South Carolina—positioned halfway between the Port of Charleston and the South Carolina Inland Port in the Upstate.

Three major interstates run directly through the Columbia region, offering short drive-time access to Charlotte, NC; Atlanta, GA; Charleston, SC; and Greenville, SC, among others.

Columbia also benefits from South Carolina's strong statewide import/export infrastructure. The region is experiencing increased activity from new companies supporting the growing automotive sector and a wide range of advanced manufacturing industries.

Major Employers



Company Overview

At Southern Visions, our leadership team and dedicated staff bring decades of experience and expertise to every project. For more than 35 years, under the direction of the Robert P. Wilkins Family, Southern Visions has been a trusted name in real estate development and marketing throughout the Midlands.

Our portfolio includes the successful development of 28 residential subdivisions and five commercial office parks, consistently delivering high-quality, market-driven projects tailored to each client's unique goals.

- ✓ 35+ Years of Experience
- ✓ 28 Residential Communities Developed
- ✓ 5 Commercial Office Parks Completed

Development Overview

Southern Visions is committed to delivering thoughtfully planned, high-quality commercial developments. Our approach combines expertise in land planning, surveying, engineering, and design with thorough market research to create projects that are both innovative and community-focused.

With an emphasis on precision, transparency, and long-term value, we work closely with qualified professionals to ensure each development enhances both livability and investment performance.

DISCLAIMER

The prospective purchaser is solely responsible for conducting their own due diligence. The information contained in this Offering Memorandum is provided for informational purposes only and is not intended to be all-inclusive or to contain every detail a potential purchaser may require. Additional information and opportunities to inspect the property will be made available to interested and qualified parties upon request.

Southern Visions Real Estate, acting as the Seller's representative in this transaction, makes no representation or warranty, expressed or implied, regarding the accuracy or completeness of the information contained herein. The Owner reserves the right, at its sole discretion, to reject any and all offers or expressions of interest at any time, with or without notice. No legal obligation or commitment shall be created by the delivery of this Offering Memorandum, and a binding agreement to sell the property shall only exist if and when a written purchase agreement has been fully executed and approved by all parties.



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