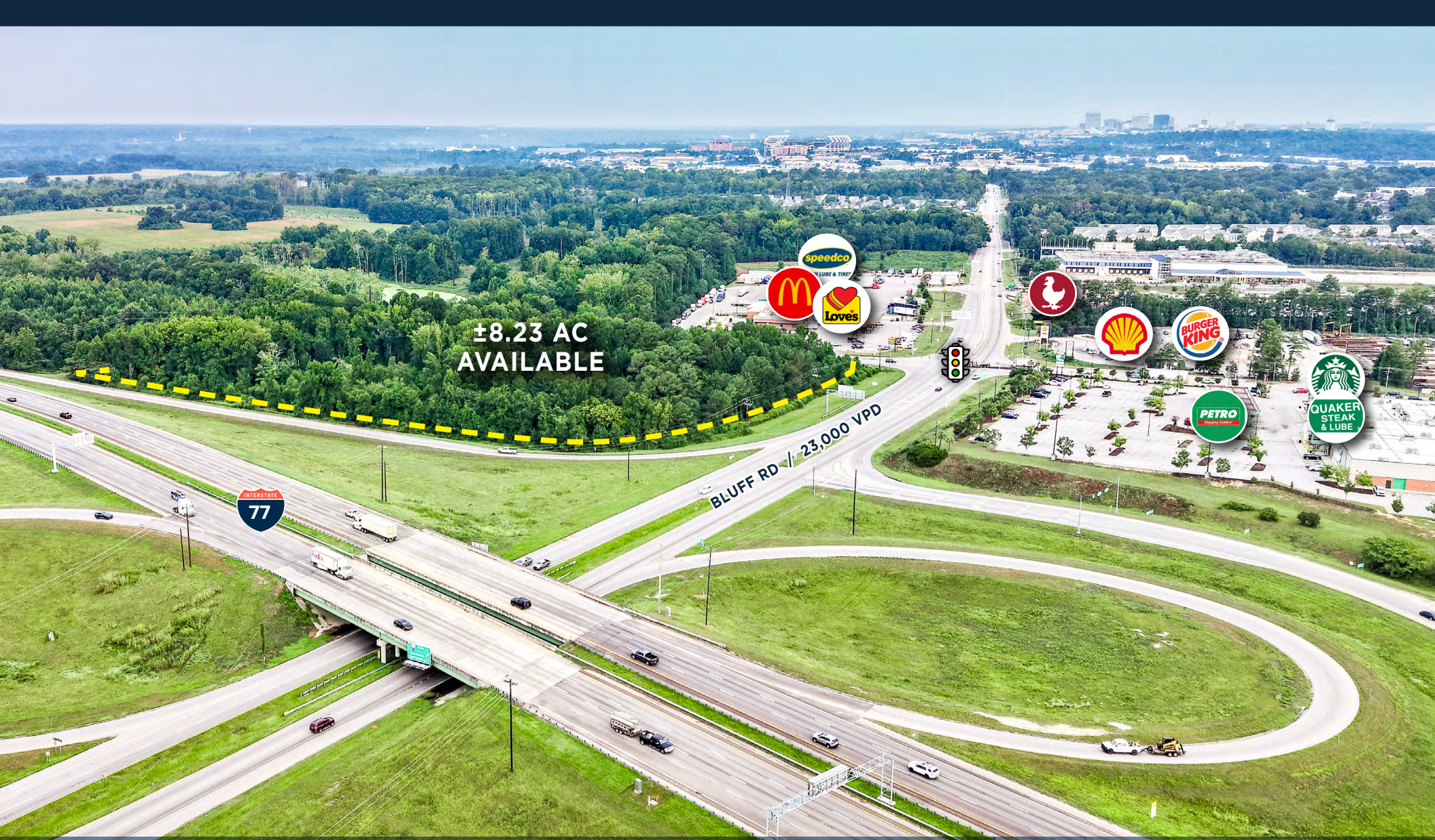




±8.23 AC DEVELOPMENT LOT

LOCATED AT BLUFF RD, BELTLINE BLVD, & I-77

MACON LOVELACE, SIOR
mlovelace@trinity-partners.com | 803.567.1431

ROBBIE COOK
rcook@trinity-partners.com | 803.567.1528

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BLUFF-BELTLINE-I-77

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ADDRESS



Bluff at Beltline
Columbia, SC 29201

TMS# R11000-01-06

LOCATION

Located at Exit 5 on I-77 (Bluff Road) interchange, a primary gateway into Columbia, SC, in close proximity to numerous commercial and residential developments.

FEATURES

- **8.23 Total AC Available**
Approximately ± 2.5 -3 acres of usable acreage. The balance of the property is jurisdictional wetlands. Owners have done extensive planning and permitting for various uses and more information is available upon request.
- **Zoning**
Light Industrial (M-1)
City of Cayce
- **Approved Uses**
Gasoline Station, Eating Places, Hotels & Motels
- **Frontage**
 ± 384 feet along Beltline Blvd and Bluff Rd
- **Traffic Counts**
 $\pm 23,000$ VPD (Bluff Rd)
 $\pm 82,200$ VPD (I-77)

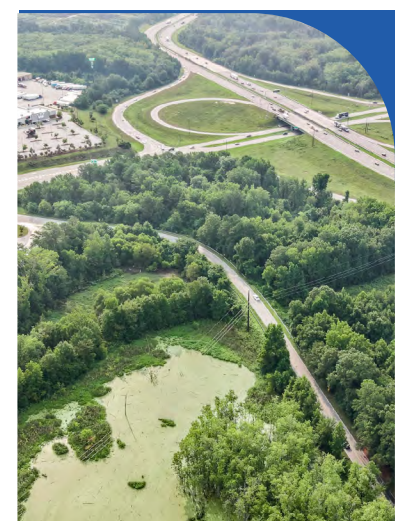
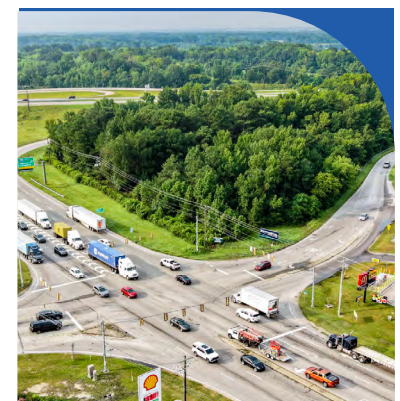
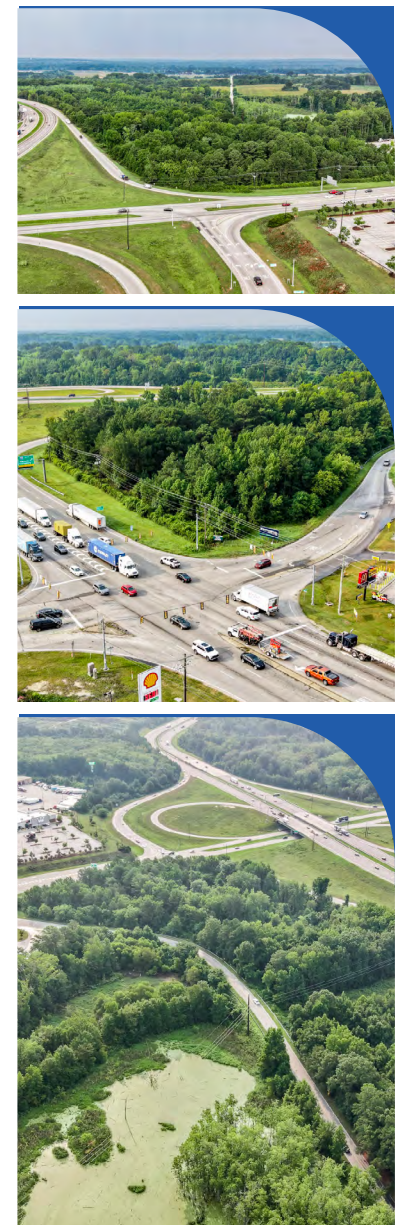
FOR SALE

SALE PRICE: \$2,100,000 (\$255,000/AC)



SURVEY & SITE OVERVIEW

SURVEY & SITE OVERVIEW



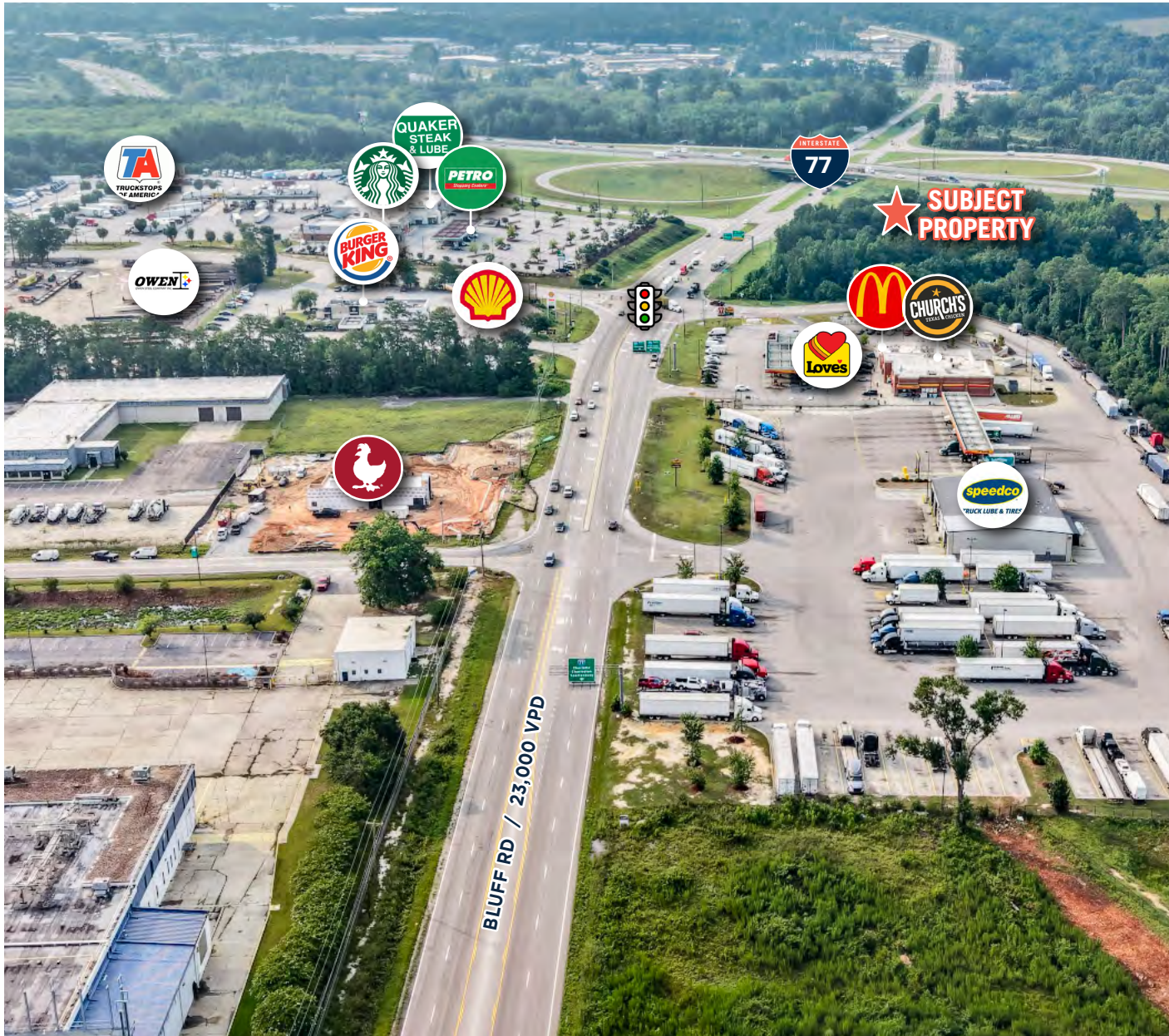
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BLUFF-BELTLINE-I-77

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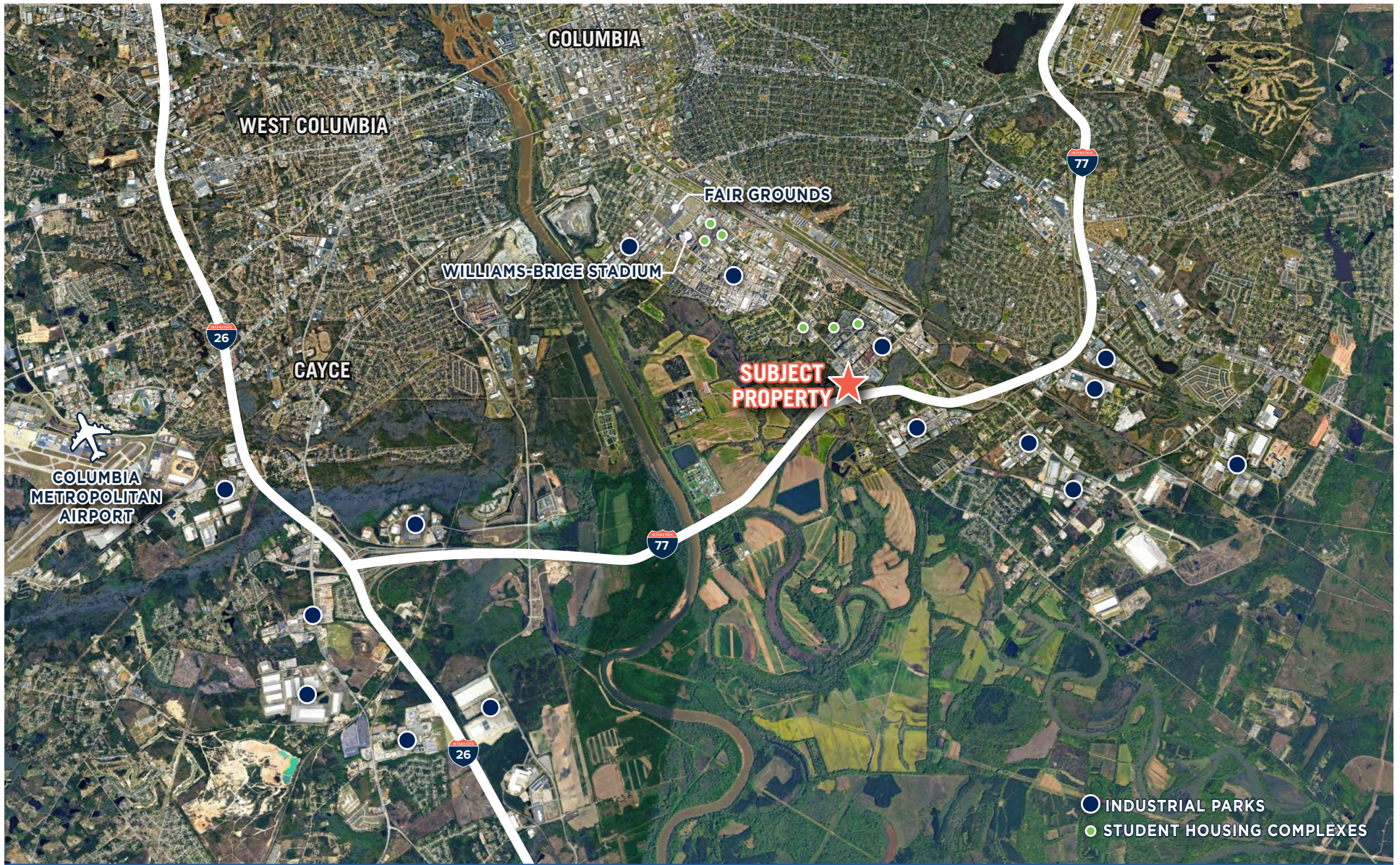
SURROUNDING RETAILERS



BLUFF-BELTLINE-I-77

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LOCATION OVERVIEW



BLUFF-BELTLINE-I-77



MACON LOVELACE, SIOR

Founding Partner, SC
mlovelace@trinity-partners.com
803.567.1431



ROBBIE COOK

Senior Brokerage Associate
rcook@trinity-partners.com
803.567.1528



1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

WWW.TRINITY-PARTNERS.COM
803.567.5454



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