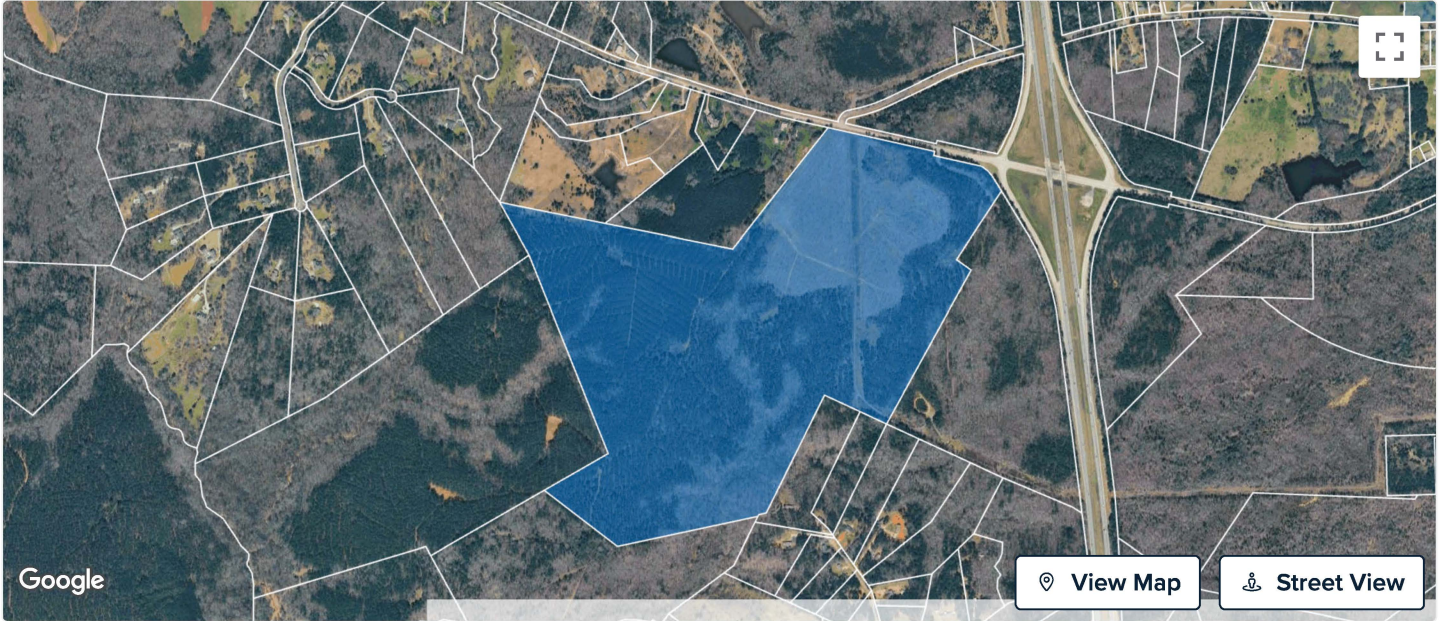


Richburg SC 29729

APN 116-00-00-020-000



Details

Property Type	Industrial	Lot SqFt	7,880,559
Acreage	180.909	Zoning Code	ID-1
Building Count	1	Opportunity Zone	No
Tax Year	2025	Tax Land	\$630
Tax Assessed Value	\$245	Owner Name	LUTZ FAMILY LIMITED PARTNERSHIP
Owner Mailing Address (Full Address)	1031 DUBLIN RD C...	APN	116-00-00-020-000
USPS Vacancy Indicator	N	Latitude	34.709043
Longitude	-81.039810	School District Name	Chester County School District

Tax History

Year	Property tax	Land	+	Additions	Assessed value
∨ 2025	\$245	\$630			\$630
∨ 2024		\$630			\$630

Contact Information

491/500 credits remaining this month. Credits will refresh on July 01, 2026.

Contact name: **Herbert Lutz**

Phone number	Carrier	Type	Tested	Score	Last reported
(803) 374-0549	CELLCO...	Mobile	Yes	100	August 28, 2025
(803) 385-3103	CHESTER TEL...	Land Line	Yes	95	August 14, 2022
(803) 581-2697	CHESTER TEL...	Land Line	Yes	90	August 14, 2022
(614) 751-8465	OHIO BELL TEL...	Land Line	No	85	November 30,...
(803) 385-6626	CHESTER TEL...	Land Line	Yes	80	November 30,...

[herbylutz@gmail.com \(mailto:herbylutz@gmail.com\)](mailto:herbylutz@gmail.com) ↻

These phone numbers and email addresses are checked against the litigator and TCPA lists.

[Report an error](#)

Ownership Information

LUTZ FAMILY LIMITED PARTNERSHIP ^			
Mailing Address	1031 DUBLIN RD CHESTER...	Mailing Carrier Code	R005
Owner Name	LUTZ FAMILY LIMITED...	Owner 1 Corp Indicator	True
Owner 1 Ownership Rights	Company or Corporation		

Zoning

ID-1 Industrial Light Industrial Restricted Industrial

[View \(https://chestercountysc.gov/forms/Zoning-Ordinance-Master-Updated-9.26.25-PDF.pdf\)](https://chestercountysc.gov/forms/Zoning-Ordinance-Master-Updated-9.26.25-PDF.pdf) municipality zoning documents

ID-1 districts are intended for a limited variety of light industrial and commercial uses which do not create nuisances. Agricultural uses and some light manufacturing and warehousing uses are permitted.

- Commercial Industrial ADU (local) ADU (state) General residential Multifamily
- Short term rentals Single family Two family

What can I build here?

Can I open a daycare cenl



[View all 23 uses](#)

Last updated Feb 11, 2026

For deeper zoning details, reports are available at [Zoneomics \(https://www.zoneomics.com/zoning-maps?address=Richburg%20SC%2029729&lat=34.709043&lng=-81.03981&resource=crexj\)](https://www.zoneomics.com/zoning-maps?address=Richburg%20SC%2029729&lat=34.709043&lng=-81.03981&resource=crexj)

Property Details

Lot Details ^

APN	116-00-00-020-000	Parcel Use Description	Industrial
Zoning Code	ID-1	Calculated Parcel Sq Ft	7,880,559
Calculated Acres	180.90896606445312	Federal Qualified Opportunity Zone	No
Cropland Data Layer Date	2023	Cropland Data Layer Majority Category	Evergreen Forest
Cropland Data Layer Majority Percent	85.9000015258789	County Land Use Code	LA
Land Use Code	Rural/Agricultural-Vacant...	Highest Parcel Elevation (meters)	172.8300018310547
Lowest Parcel Elevation (meters)	132.25999450683594	FEMA Flood Zone	X
FEMA NRI Risk Rating	Relatively Low		

Building Details ^

Building Count	1	USPS Vacancy Indicator	N
Building Footprint Square Feet	303		

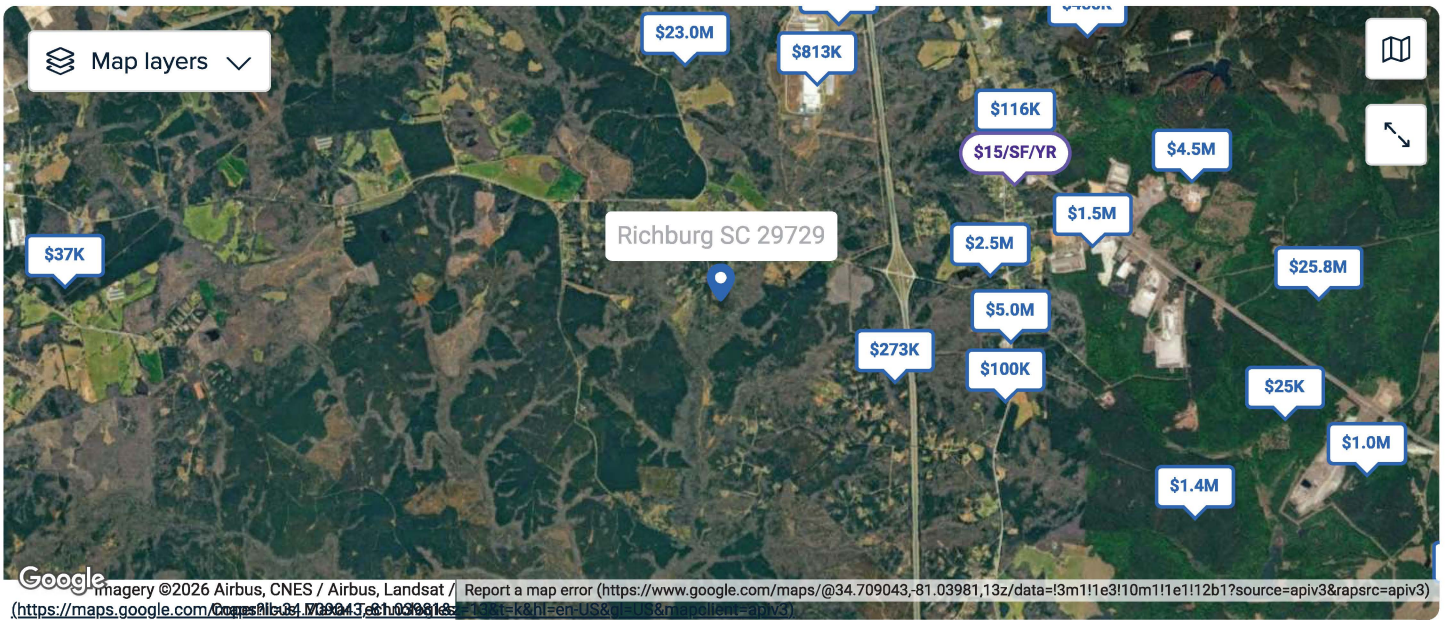
Location Details ^

Latitude	34.709043	Longitude	-81.039810
FIPS Code	45023	Legal Description	MARION-RD 56
Address County	CHESTER	District	04
School District Name	Chester County School...		

		Census Unified School District	Chester County School...
Housing Affordability Index	114	Population Density	58.900001525878906
Population Growth (CAGR) past 5	3.37%	Population Growth (CAGR) next 5	1.36%
Housing Units Growth (CAGR) past 5	3.85%	Housing Units Growth (CAGR) next 5	1.65%
Median Household Income Growth Next 5	4.06%	Median Household Income	55283

Additional Details ^			
isprimary	True	parcelnum	116-00-00-020-000
taxdistrict	04		

Map



Comparable Properties

Address	Property...	Sold Date	Price	Building Sq...	Lot Size...
1589 CEDARHURST RD CHESTER S...	Industrial	08/12/2025	\$31,500,000	325,076 SF	30.038 Acres
712 WILSON ST CHESTER PA 19013	Industrial	03/12/2025	\$600,000	1,408 SF	3.494 Acres

4926 MORRISON RD RICHBURG SC...	Industrial,...	06/12/2020	\$375,000		9.169 Acres
648 WILSON ST CHESTER SC 29706	Industrial	12/07/2022	\$31,120,000	821,648 SF	31.542 Acres
1444 LANCASTER HIGHWAY...	Industrial,...	12/13/2019	\$2,700,000	627,241 SF	71.885 Acres
852 OLD YORK RD CHESTER SC...	Industrial,...	03/28/2022	\$445,000	13,010 SF	63.481 Acres
207 GADSDEN ST CHESTER SC...	Industrial	08/03/2021	\$10,000	7,020 SF	0.14 Acres
181 SALUDA ST CHESTER SC 29706	Industrial	03/04/2020	\$80,000		
2531 LANCASTER HIGHWAY...	Industrial,...	05/07/2003	\$400,000	51,200 SF	9.11 Acres
1530 MOUNTAIN GAP RD RICHBUR...	Industrial,...	02/17/2026	\$1,075,000		10.811 Acres

Climate Risk for 29729

Flood Zone

This property is located in **Zone X (unshaded)** ⓘ

Flood Factor



This property has a minimal Flood Factor™.

Flood Risk Over Time

0% 0% 0% 0% 0% 0% 0%

0y 5y 10y 15y 20y 25y 30y

Within the next 30 years, this property has a 0% chance of any flood water reaching the building at least once.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Fire Factor



This property has a minor Fire Factor™. Within the next 30 years, this property has a <1% chance of being in a wildfire and its risk of wildfire is increasing as conditions become hotter and drier.

Fire Risk Over Time

0% 0% <1% <1% <1% <1% <1%

0y 5y 10y 15y 20y 25y 30y

Within the next 30 years, this property has a <1% chance of being in a wildfire. This could include low-intensity events such as brushfires.

View more in-depth climate risk data on [First Street Technology, Inc](#)

Demographics

	1 Mile	3 Miles	5 Miles
Age			
2024 Median Age	41.2	40.5	42.5
Under 20	929	1,506	2,580
20 - 25	158	334	661
25 - 45	883	1,477	2,692
45 - 65	934	1,501	2,963
Over 65	634	946	1,779
Employees			
Total 2024	3,072	4,821	9,014
Agriculture	81	81	160
Construction	205	255	418
Manufacturing	533	748	1,258
Wholesale Trade	19	54	131
Retail Trade	263	338	523
Transportation, Warehousing	230	303	475
Information	7	7	36
Finance, Insurance	89	153	188
Professional Services	223	266	415
Educational, Health Care	251	424	983
Arts, Entertainment, Food	273	455	621
Management, Business, Science, Arts	612	904	1,800

Public Administration	197	274	336
Other Services	257	307	490
Household Income ^			
2024 Median Income	\$56,458	\$56,620	\$59,631
Under \$25k	265	398	715
\$25k - \$50k	341	595	1,049
\$50k - \$100k	552	919	1,690
\$100k - \$150k	164	297	665
Above \$150k	107	153	349
Housing Occupancy ^			
2024 Ratio	5:1	20:3	20:3
Occupied	1,198	2,030	3,864
Vacant	231	332	604
Population ^			
2024	3,699	5,985	11,008
2023	3,955	5,877	10,743
2022	4,058	6,136	10,736
2021	4,149	6,127	11,090
2020	4,336	6,482	11,432
Renter To Homeowner ^			
2024 Ratio	3:20	1:5	3:20
Renters	201	379	621
Homeowners	1,228	1,983	3,847