

BULL & TAYLOR

DOWNTOWN DEVELOPMENT OPPORTUNITY

CONFIDENTIAL OFFERING
MEMORANDUM

NORTHEAST CORNER OF
BULL ST AND TAYLOR ST
COLUMBIA, SC 29201

OCTOBER 2025





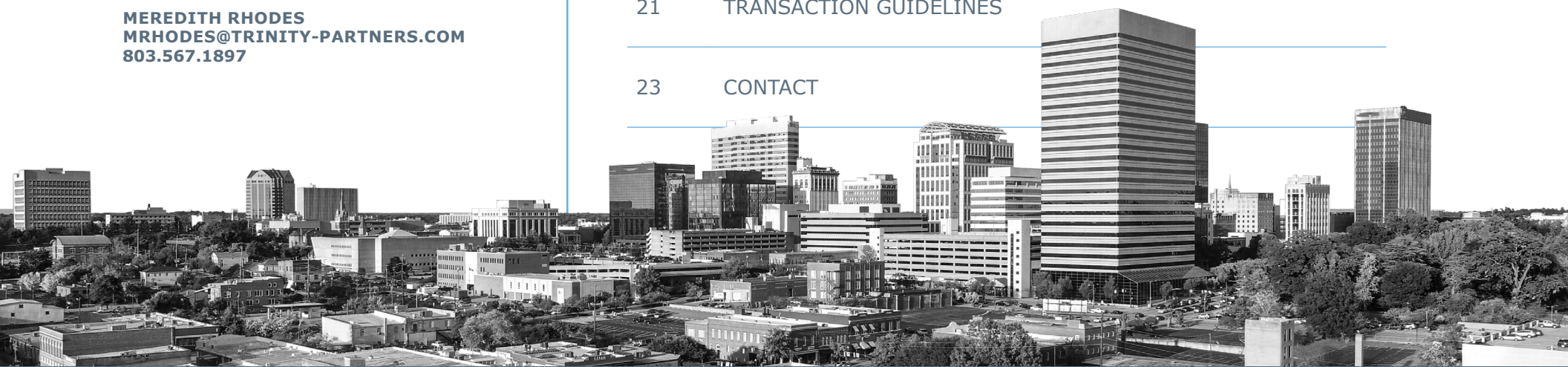
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THE OFFERING

The City of Columbia and Trinity Partners are pleased to present Bull & Taylor, a premier redevelopment opportunity at one of downtown's most prominent intersections. This highly visible one-acre parcel sits at the crossroads of the Central Business District and the Robert Mills Historic District, offering an unparalleled location for transformative, high-impact development.

Currently home to police and fire training facilities, the site is ideally suited for demolition and redevelopment into high-density multifamily, mixed-use, or boutique retail and restaurant concepts. Its location offers excellent walkability to key destinations—including the Township Auditorium, Main Street district, and Bull Street district—while also providing seamless connectivity to I-26, I-77, major commuter corridors, and the University of South Carolina campus.

As part of the City's long-term growth vision, Bull & Taylor is positioned to spur economic activity, generate new tax revenues, and contribute to a more vibrant and connected downtown. The City seeks a development partner who shares this vision and can deliver a project that strengthens Columbia's economic base while enhancing the quality of life for residents and visitors alike.





OFFERING HIGHLIGHTS

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OFFERING HIGHLIGHTS



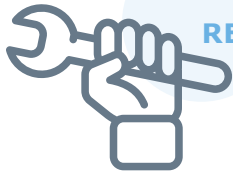
PREMIER CORNER LOCATION

- ±1 acre at the corner of Bull St and Taylor St - a highly visible, gateway corridor located at the crossroads of the Central Business District and Robert Mills Historic District.



REGIONAL ACCESS

- Excellent connectivity to I-26 and I-77 as well as proximity to major colleges and universities - University of South Carolina, Allen University, and Benedict College.



REDEVELOPMENT POTENTIAL

- Ideal urban infill development site - opportunity to create a high-density mixed-use project (IE: multifamily/hospitality/office with boutique/unique retail/restaurant.)



CATALYST FOR GROWTH

- Supported by the City's long-term development vision - the site presents an opportunity to spur economic activity, increase tax revenues, and elevate Columbia's downtown fabric.



WALKABLE CONNECTIVITY

- Just a few blocks to the Township Auditorium, Main Street District, and BullStreet District - providing easy access to downtown's best dining, entertainment, and cultural attractions.



PROPERTY OVERVIEW

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PROPERTY OVERVIEW

PROPERTY DETAILS

ACREAGE	±1.00
NUMBER OF PARCELS	5
PARCEL NUMBERS	R11403-13-13, R11402-02-02, R11402-02-03, R11402-02-04, and R11402-02-05
NUMBER OF BUILDINGS	3
ADDRESS OF BUILDINGS	1612 Bull St, 1600 Bull St, and 1507-1511 Taylor St
ZONING	DOWNTOWN ACTIVITY CENTER (DAC)
HEIGHT RESTRICTION	NONE
DEVELOPER NOTES	Square site, access on Bull St and Taylor St, property will be delivered vacant, and buildings will likely need to be demolished.





SAMPLE RENDERINGS

RESTAURANT

BULL & TAYLOR

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SAMPLE RENDERINGS



INSPIRATION: Deg 14 DELOITTE, BY SNOHETTA
(BARCODE DEVELOPMENT) OSLO, NORWAY



The gotham pattern is a playful mix of geometry and perspective with a whimsical dash of a raspy rhythm that is a nod to heros. This contemporary design captures the imagination and tells its own story. Development could potentially offer work force housing and with hospital near by, the pattern is for our local heros.

SAMPLE RENDERINGS



SAMPLE RENDERINGS



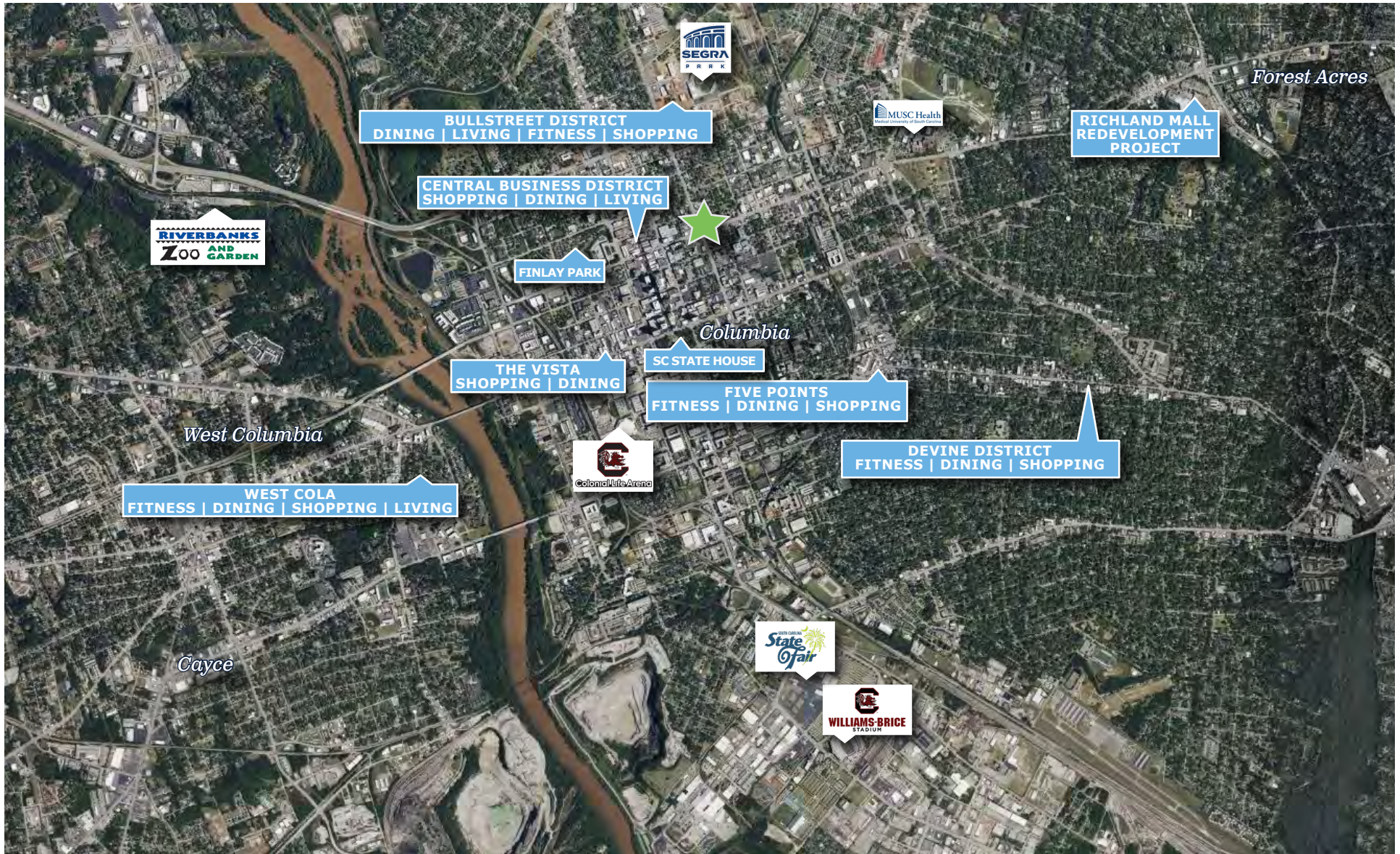


LOCATION OVERVIEW

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LOCATION OVERVIEW



LOCATION OVERVIEW

COLUMBIA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,254	84,316	167,762
EMPLOYED POPULATION	7,400	40,327	81,061
MEDIAN HOUSEHOLD INCOME	\$42,618	\$53,124	\$55,666
PER CAPITA INCOME	\$27,737	\$39,832	\$40,386
HOUSING UNITS	7,235	45,644	87,466
RENTER OCCUPIED HOUSING UNITS	65.7%	50.3%	44.6%

16.4 MIL. ANNUAL VISITORS TO THE CITY

28 NET NEW PEOPLE MOVING TO MSA PER DAY

\$1 BIL.+ IN ECONOMIC DEVELOPMENT PIPELINE



COLUMBIA ON THE RISE

- Once a historic city with untapped potential, Columbia has evolved into a vibrant hub of innovation, creativity, and economic growth.



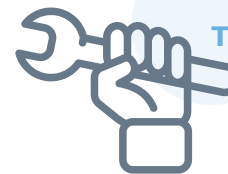
QUALITY OF LIFE ADVANTAGE

- Columbia balances affordability with a high quality of life, creating an environment where both businesses and residents can thrive.



CENTRAL & CONNECTED

- Perfectly positioned at the heart of South Carolina, Columbia offers the infrastructure for international accessibility—paired with natural beauty, where three rivers converge and Spanish moss, blue heron, and city-center rapids create a truly unique setting.



TALENT & WORKFORCE

- The city's growth is fueled by a steady talent pipeline from the University of South Carolina, Fort Jackson, and numerous local colleges.

LOCATION OVERVIEW



FIVE BLOCKS TO BULLSTREET DISTRICT



THREE BLOCKS TO MAIN STREET



ONE BLOCK TO THE TOWNSHIP AUDITORIUM



41,000+ VEHICLES PER DAY ON BULL ST

22,000+ VEHICLES PER DAY ON TAYLOR ST



image sourced from "City of Columbia Economic Development Pitchbook"



MARKET OVERVIEW

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LEADING INDUSTRIES OF THE AREA



TOURISM

- An estimated total tourism economic impact of \$2.6 billion highlights our city's appeal as a destination. Notably, a 5% increase in visitors and an 11.8% surge in visitor spending has intensified the demand for development across sectors, including hotels, meeting venues, sports facilities, restaurants and bars, entertainment venues, as well as festivals and events.



SOFTWARE & IT

- A growing cluster of software and IT firms support both public and private sectors, fueling Columbia's reputation as an emerging tech market and contributing to workforce diversification.



INSURANCE & TECH

- Columbia is a regional hub for insurance and technology services, with major employers like BlueCross BlueShield of South Carolina driving innovation, data management, and high-wage job growth.



HOSPITALITY & RETAIL

- Hospitality and retail play a central role in Columbia's visitor economy and quality of life, attracting millions of annual visitors while supporting thousands of local jobs and small businesses.



COLUMBIA OFFICE MARKET

Columbia's Class A office market remains balanced, with vacancy holding steady around 12%, compared to the 19%+ national average. Average asking rents are around **\$22-\$25 per square foot**, with newer space pushing those rents upward. The demand for new, modern office space offering high-quality amenities remains strong, but the market lacks the supply to fulfill the demand.

RECENT & NOTABLE OFFICE PROJECTS

2221 DEVINE STREET

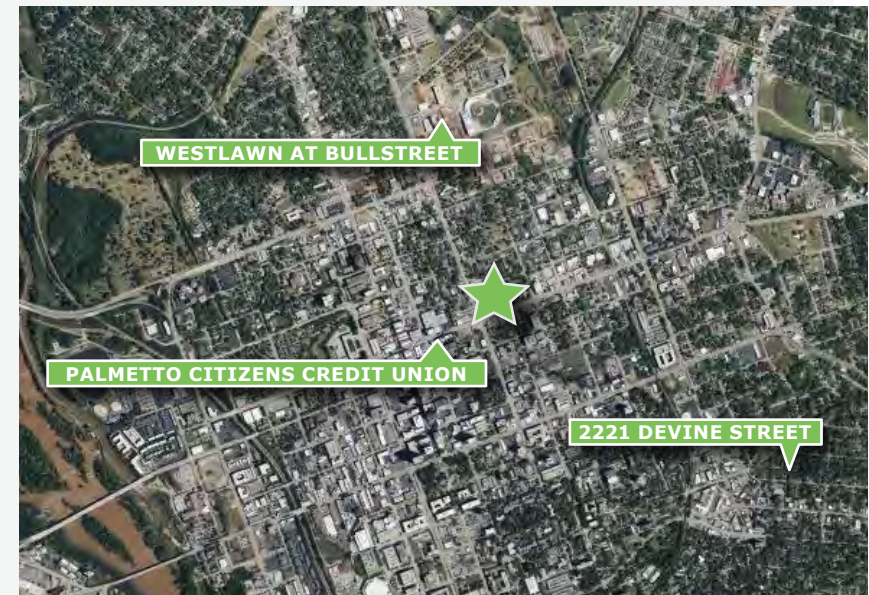
±95,000 SF
PROPOSED SPEC OFFICE

PALMETTO CITIZENS CREDIT UNION

±104,000 SF
UNDER CONSTRUCTION / BUILD-TO-SUIT

WESTLAWN AT BULLSTREET

±91,492 SF
100% OCCUPIED / DELIVERED 2022



MARKET OVERVIEW



COLUMBIA MULTIFAMILY MARKET

Columbia’s multifamily market is expanding steadily, fueled by strong in-migration and steady job growth that support continued demand for rental housing. Net absorption reached a three-year high in late 2024, reflecting strong leasing velocity. Overall, Columbia’s multifamily sector is balanced, with healthy demand supporting both market-rate and workforce housing opportunities.

THE PALMS

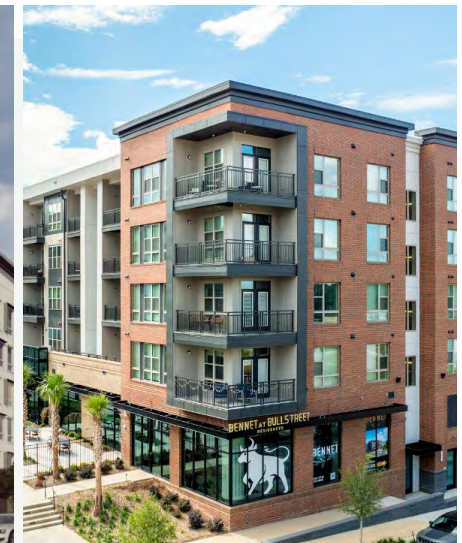
UNIT TYPE	#OF UNITS	AVG. SF	AVG. RENT	AVG. RENT PSF
1 bed / 1 bath	59	651	\$1,780	\$2.73
2 bed / 2 bath	24	1,105	\$2,465	\$2.23

THE BENNET AT BULLSTREET

UNIT TYPE	#OF UNITS	AVG. SF	AVG. RENT	AVG. RENT PSF
Studio / 1 bath	51	575	\$1,834	\$3.21
1 bed / 1 bath	124	784	\$1,940	\$2.47
2 bed / 1 bath	8	968	\$2,306	\$2.36
2 bed / 2 bath	77	1,213	\$2,706	\$2.23
3 bed / 2.5 bath	3	1,588	\$3,532	\$2.22
3 bed / 3 bath	6	1,449	\$3,342	\$2.31

DEVINE DISTRICT APARTMENTS

UNIT TYPE	#OF UNITS	AVG. SF	AVG. RENT	AVG. RENT PSF
Studio / 1 bath	4	573	\$1,687	\$2.94
1 bed / 1 bath	77	765	\$1,895	\$2.51
2 bed / 2 bath	60	1,307	\$2,521	\$1.94
3 bed / 2 bath	3	1,480	\$3,085	\$2.08



MARKET OVERVIEW



COLUMBIA HOSPITALITY MARKET

Columbia's hotel and hospitality market is experiencing steady growth, with occupancy, ADR, and RevPAR all trending upward across property classes. Average occupancy has hovered around the mid-60% range, but recent quarters have shown improving momentum. Development pipelines include several new branded hotels, adding hundreds of new rooms to the market. Demand is supported by Columbia's role as the state capital, home to the University of South Carolina, and a hub for healthcare and government travel, with leisure demand boosted by events and tourism.

SUBMARKET COMPETITION

902 ROOMS

OCCUPANCY RATE: 63.1%

ADR: \$189

REVPAR: \$120





TRANSACTION GUIDELINES

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THE GUIDELINES & PROCEDURES

The offering of Bull & Taylor, located on the northeast corner of Bull St. and Taylor St. in Columbia, SC (the "Property") is being conducted exclusively by Trinity Partners-COLA, LLC ("Trinity Partners"). All questions and inquiries should be directed to Trinity Partners representatives on the following page. Prospective investors are strongly discouraged from directly contacting Seller without the express written consent of Trinity Partners.

Trinity Partners will be available to assist prospective investors with their review of the offering. On site inspections of the Property and tours of the Columbia market can be arranged with Trinity Partners. Trinity Partners will notify all prospective investors of the definitive date(s) for offers to be submitted.

All offers will first be presented to the City Manager, City Economic Development Director, and City Council's Economic Development & Infrastructure Committee. The purchaser will be selected through the 1998 Code of Ordinances of the City of Columbia, South Carolina - Ordinance No. 2022-077, Sec. 2-210 which requires two favorable readings before City Council. The purchaser will be selected based on a variety of factors including, but not limited to:

- Acquisition price;
- Transaction structure;
- Ability to perform and to close expeditiously;
- Absence of contingencies;
- Level of due diligence completed;
- Development concept;
- Economic impact; and
- Community quality of life impact.

All offers must be presented in writing through Trinity Partners and include:

- A resume of experience that includes similar completed projects;
- The source of purchaser's equity and debt capital;
- The amount of proposed earnest money deposit; and
- Proposed due diligence period and subsequent closing period.

DISCLAIMER

Materials contained in this Offering Summary are confidential, furnished solely for the purpose of considering the purchase of Washington Square, located at 1339 Main Street in Columbia, SC (the "Property"); described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of Trinity Partners-COLA, LLC ("Trinity Partners") and Seller. The material is based, in part, upon information supplied by Seller and, in part, upon information obtained by Trinity Partners from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather are outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, Trinity Partners or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections and conclusions. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials used in the construction or maintenance of the Property. No representations, expressed or implied, are made as to the foregoing matters by Seller, Trinity Partners or any of their officers, employees, affiliates and/or agent. Information contained in this Investment Summary is further governed by the Confidentiality Agreement.

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**[CONTACT YOUR LISTING TEAM FOR MORE
INFORMATION AND ACCESS TO THE DEAL ROOM](#)**

CONTACT YOUR LISTING TEAM



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