

FOR SALE

Submarket: Northeast Columbia

±11.25 Acre Development Site

567 SPEARS CREEK CHURCH ROAD | COLUMBIA, SOUTH CAROLINA 29045



Development site located at I-20 and Spears Creek Church Road in the rapidly growing Woodcreek area of Northeast Columbia

DETAILS

- » Zoned PUD-C (City of Columbia)
- » Ideal for commercial, medical or multi-family development
- » May subdivide outparcels
- » All utilities available; common stormwater system
- » Located just off I-20 at Spears Creek Church Road

PRICE: CALL FOR PRICING

FOR MORE INFO, CONTACT

ROB LAPIN | Partner | rlapin@trinity-partners.com | 803.567.1536

BRUCE HARPER, SIOR | Founding Partner | bharper@trinity-partners.com | 803.567.1445

**TRINITY
PARTNERS**

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Aerial

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Site Plan

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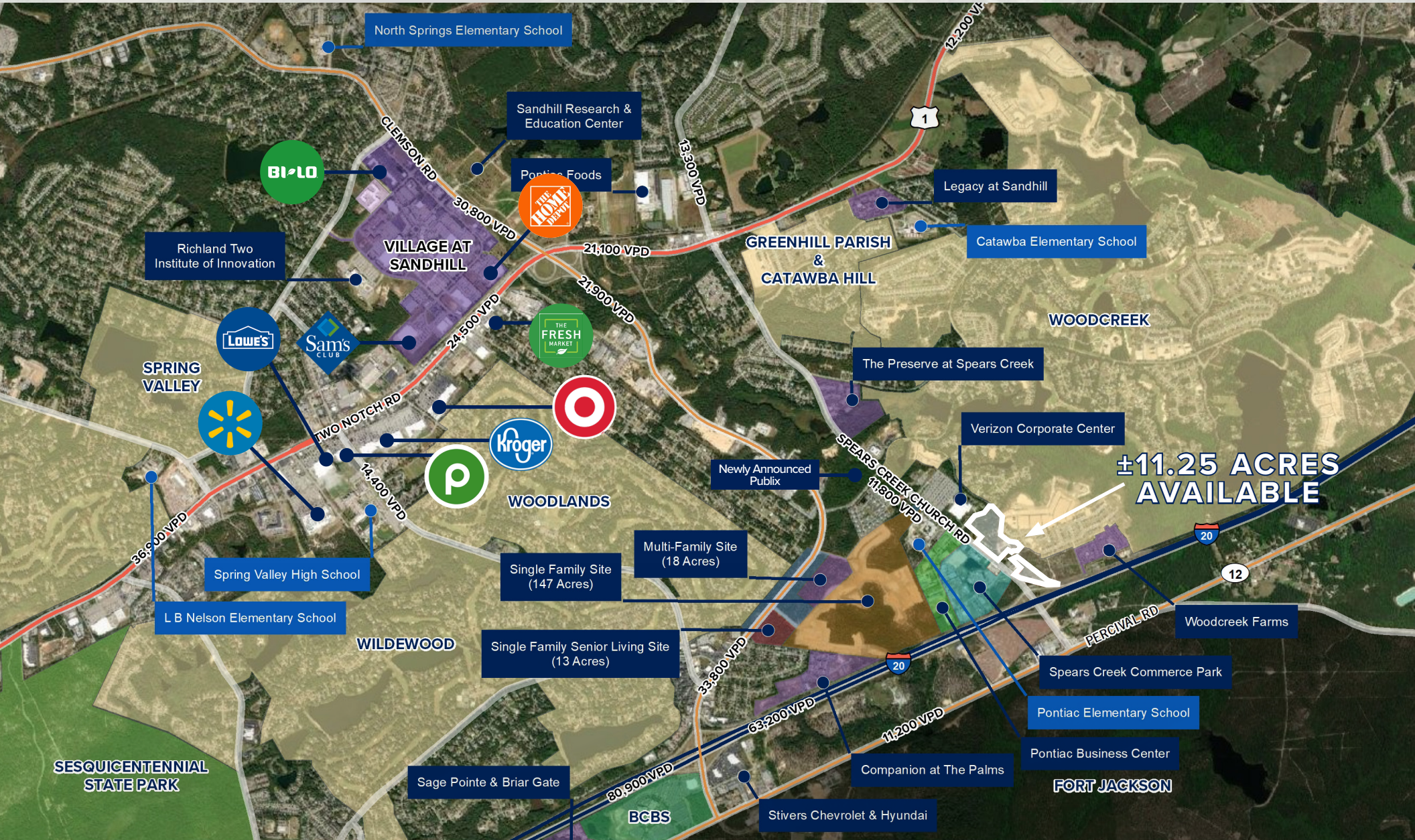


Points of Interest

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Demographics

567 SPEARS CREEK CHURCH ROAD, COLUMBIA, SC 29045

SUMMARY (2020 CENSUS)	ONE MILE RADIUS			THREE MILE RADIUS			FIVE MILE RADIUS		
	2020	2023	2028	2020	2023	2028	2020	2023	2028
Population	2,661	2,708	2,729	19,885	20,141	20,154	60,479	61,868	62,798
Households	1,171	1,190	1,208	7,923	8,042	8,136	23,432	24,120	24,762
Families	829	711	719	5,612	5,312	5,354	16,547	16,696	17,094
Average Household Size	2.25	2.26	2.24	2.50	2.50	2.47	2.55	2.53	2.51
Owner Occupied Housing Units	767	729	762	5,336	5,232	5,433	16,771	17,419	18,264
Renter Occupied Housing Units	404	461	446	2,587	2,810	2,703	6,661	6,701	6,498
Median Age	38.6	35.9	36.2	39.2	37.5	38.1	38.5	37.7	38.2

INCOME	2023	2028	2023	2028	2023	2028
Median Household Income	\$87,224	\$105,343	\$81,942	\$98,952	\$74,495	\$84,752
Average Household Income	\$117,172	\$135,611	\$117,562	\$134,528	\$102,561	\$116,897

TRENDS	AREA	STATE	NATIONAL	AREA	STATE	NATIONAL	AREA	STATE	NATIONAL
2023 - 2028 ANNUAL RATES									
Population	0.15%	0.61%	0.30%	0.01%	0.61%	0.30%	0.30%	0.61%	0.30%
Households	0.30%	0.79%	0.49%	0.23%	0.79%	0.49%	0.53%	0.79%	0.49%
Families	0.22%	0.71%	0.44%	0.16%	0.71%	0.44%	0.47%	0.71%	0.44%
Owner Occupied Households	0.89%	1.03%	0.66%	0.76%	1.03%	0.66%	0.95%	1.03%	0.66%
Median Household Income	3.85%	2.28%	2.57%	3.84%	2.28%	2.57%	2.61%	2.28%	2.57%

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