

HIGH TRAFFIC SITE

SWANSEA, SC

Offering Memorandum

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DEVELOPMENT SITE FOR SALE



Sales Summary

PURCHASE PRICE

\$175,000

1935/1946 Southbound Rd. Swansea, SC 29160

Company Overview

At Southern Visions, our leadership team and dedicated staff bring decades of experience and expertise to the table, ensuring that we meet the unique needs of every client. For over 35 years, under the direction of The Robert P. Wilkins Family, we have been a trusted name in real estate development and marketing. Throughout this time, we've successfully developed 28 residential subdivisions and five commercial office parks, consistently delivering high-quality projects.

Development Overview

Southern Visions is unwavering in our commitment to setting the highest standards in commercial development. We work with only the most qualified professionals to ensure exceptional results in every project. Our approach combines expertise in land planning, surveying, engineering, and design, along with thorough market research, to create developments that are both innovative and community-oriented. With a focus on precision and attention to detail, we elevate every community we build, enhancing both livability and value. Our core values of integrity, loyalty, and transparency form the foundation of our business, allowing us to foster long-lasting relationships with clients and partners alike.

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.



Property Highlights



Property Features

-  is approximately 1-2 miles
- Zoned ID

- Columbia Connectivity: Just ~21 minutes to downtown Columbia.
- Proximity to Airport: ~18 miles to Columbia Metropolitan Airport.

PROPERTY PHOTOS





Local Area Overview

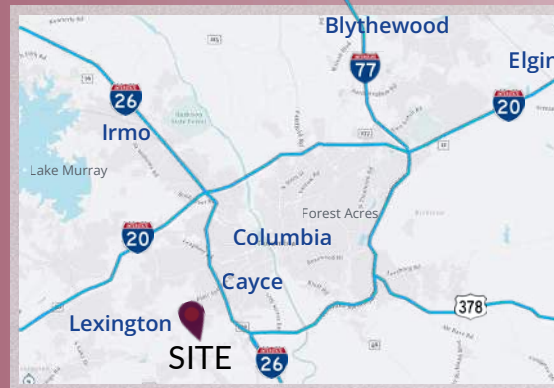
Columbia's strategic central location places it within 24 hours of two-thirds of the U.S. market, making it a prime hub for commerce and distribution. The area is served by a robust interstate network that includes I-20, I-26, I-77, and I-95, providing seamless regional and national connectivity.

Columbia is less than two hours from one of the nation's busiest deepwater ports, offers exceptional air cargo service via Columbia Metropolitan Airport, and has dual rail access through both CSX and Norfolk Southern. Key employers and logistics operators in the Columbia metro area include:

- Amazon, operating a 1-million-square-foot distribution hub with plans to expand.
- UPS, which bases its Southeast regional air hub at Columbia Metropolitan Airport, serving nine states.
- Sysco, the global leader in foodservice distribution, operates its only South Carolina distribution center from Columbia.
- Southern Glazer's Wine and Spirits, North America's largest alcohol distributor, manages South Carolina operations from its Columbia office near I-77.
- Sentinel Transport, a veteran-owned business, provides non-emergency medical transportation across the region.

Columbia continues to attract investment from advanced logistics, distribution, and service-driven companies thanks to its location, 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



PRISMA
HEALTH



Kraft Heinz

Walmart
Save money. Live better.

Husqvarna MICHELIN



LEXINGTON
MEDICAL CENTER

nephron
pharmaceuticals
corporation





Population

	1-Mile	3-Mile
Estimated Population (2024)	1,352	3,970
Projected Population (2029)	1,482	4,346



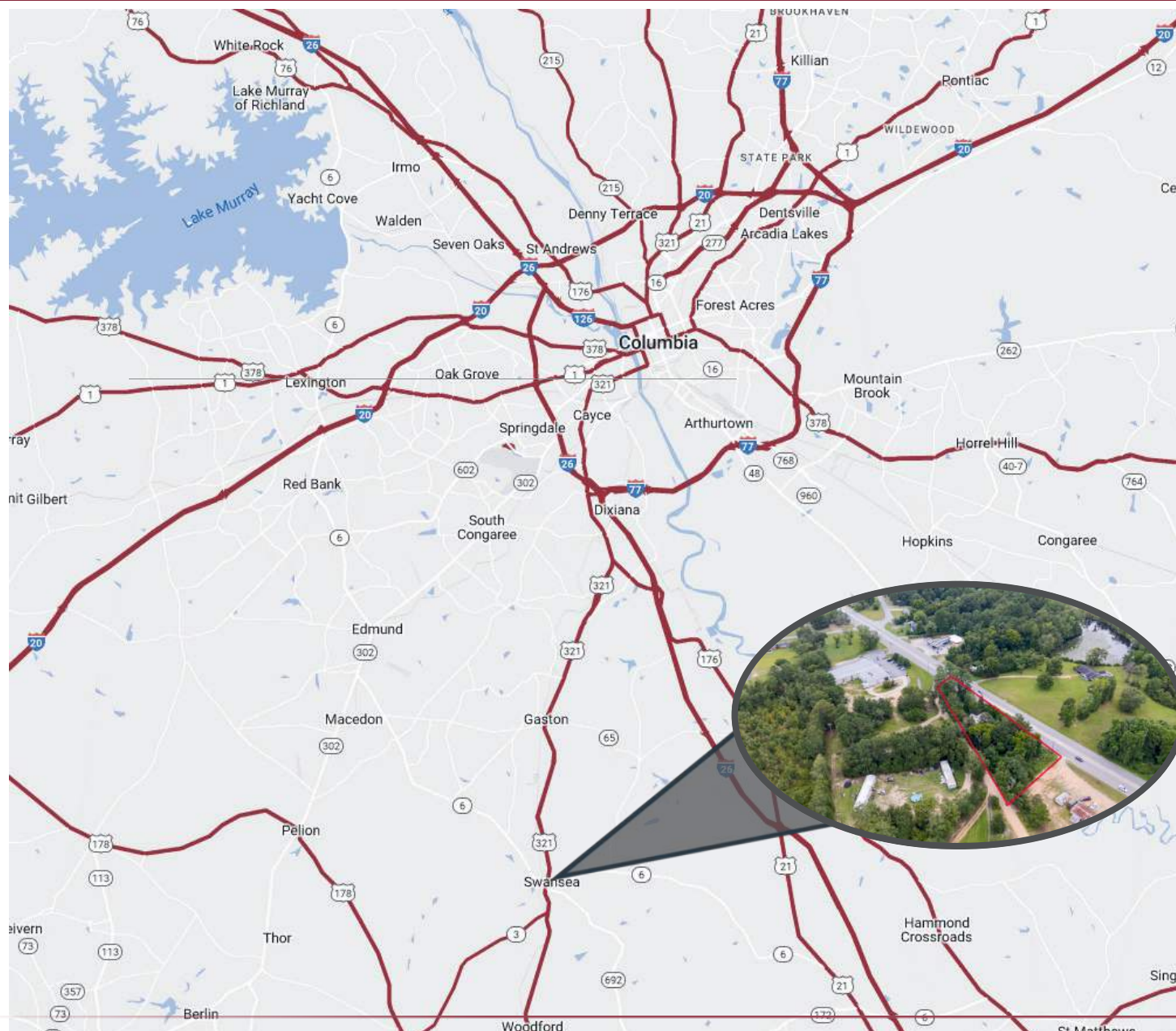
Households

	1-Mile	3-Mile
Estimated Households (2024)	532	1,578
Projected Households (2028)	+9.77%	+9.63%



Income

	1-Mile	3-Mile
Median Household Income (2024)	\$52,857	\$51,576



PROPERTY

1.00 acres +/- acres

LOCATION

1935/1937 Southbound Rd. Swansea, SC 29160

COUNTY

Lexington

PROPERTY ZONING

Intensive Development

THE TOWN OF SWANSEA

- Swansea is located within the **Columbia, SC** metropolitan area, which has a population of over **700,000 People**.
- The median **Household Income** in Swansea is over \$50,000, which is higher than the state average.
- The South Carolina Department of Transportation is currently investing in a number of infrastructure projects in the Swansea area, making it **More Attractive to Businesses and Consumers**.



3,970

3 Mile Day Time Population



1.00

1.00+/- Acres



6,000

Traffic Count

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