



103 KILLIAN RD & WILSON BLVD

Columbia, SC

±7.18 ACRES IN HIGH GROWTH SIGNALIZED CORNER

Company Overview

At Southern Visions, our leadership team and dedicated staff bring decades of experience and expertise to every project. For more than 35 years, under the direction of the Robert P. Wilkins Family, Southern Visions has been a trusted name in real estate development and marketing throughout the Midlands.

Our portfolio includes the successful development of 28 residential subdivisions and five commercial office parks, consistently delivering high-quality, market-driven projects tailored to each client's unique goals.

- ✓ 35+ Years of Experience
- ✓ 28 Residential Communities Developed
- ✓ 5 Commercial Office Parks Completed

Development Overview

Southern Visions is committed to delivering thoughtfully planned, high-quality commercial developments. Our approach combines expertise in land planning, surveying, engineering, and design with thorough market research to create projects that are both innovative and community-focused.

With an emphasis on precision, transparency, and long-term value, we work closely with qualified professionals to ensure each development enhances both livability and investment performance.

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 Overview

HIGHLIGHTS

- Strategic corner assembly with excellent visibility and accessibility to I-77
- Rapid population growth 15,703 people within 1 mile (8.5% growth since 2022!) 47,318 people within 3 miles (3.6% annual growth) 81,720 people within 5 miles - massive market reach
- Recent capital Investment in Blythewood, SC, with Scout Motors investing \$2 Billion in new manufacturing facility
- Surrounded by new housing developments and Established National & Regional Retailers within a mile.
- Ideal for Retail, QSR, Bank, Medical or Service Development, hospitality, flex-industrial, or big-box concepts
- Strong Traffic Counts – ±27,000 VPD



Property Highlights



PROPERTY

±7.18 Acres of Land (2 Parcels)

LOCATION

Positioned at the signalized intersection of Killian Road and Wilson Boulevard, the property offers exceptional visibility, convenient ingress and egress, and strategic positioning within one of Richland County's fastest-growing commercial corridors, supported by traffic counts exceeding ±27,000 vehicles per day.

ZONING

Zoned RU- Rural District. - Richland County

INFORMATION

High traffic development site is strategically located at the intersection of Killian Road and Wilson Blvd.

- Situated at a signalized hard corner en-route to major neighborhoods, retail, and jobs.
- HIGH-TRAFFIC EXPOSURE - 27,000+ vehicles daily
- Total Assembly: ±7.18 acres (TBD with plats)
- Ideal size for commercial development with room for expansion
- 1 mile south of Leatherstone subdivision with 135 new homes
- 1/2 mile north of Crane Landing subdivision with 800 planned homes
- 1.7 miles to Wal-Mart Supercenter at 321 Killian Rd.
- 1.5 miles to Killians Crossing



45,927

3 Mile Day Time Population



±7.18

±Acres



27,000

± VPD



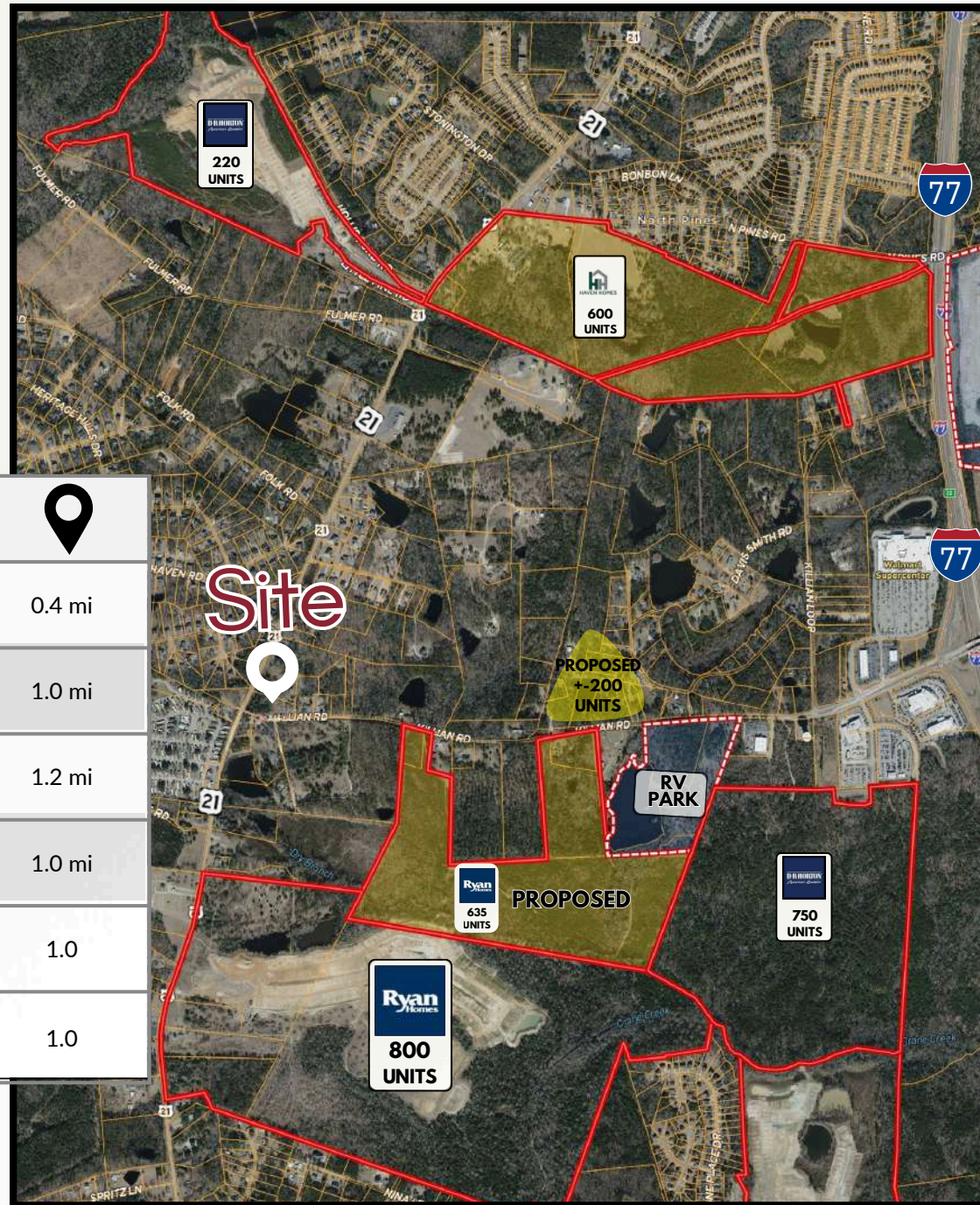
EXPLOSIVE RESIDENTIAL GROWTH

PLANNED OR
UNDER
CONSTRUCTION

PROJECT NAME / SITE	STATUS		
Crane Landing (Multiple Phases)	Actively Building	+/- 800	0.4 mi
Leatherstone	Actively Building	+/- 220	1.0 mi
DR Horton Townhomes	Actively Building	+/- 750	1.2 mi
North Pines	Proposed	+/- 600	1.0 mi
Killian Road Rv Park Llc sc	Opening Fall 2025		1.0
Multiple acre site on Killian Rd.	Proposed	+/- 200	1.0



WITHIN A 1 MILE
RADIUS FROM
SUBJECT PROPERTY



EXPLOSIVE RESIDENTIAL GROWTH

PLANNED OR UNDER CONSTRUCTION

PROJECT NAME / SITE	STATUS		
Project Mockingbird (multi-family)	Approved	+/- 309 Units	2.0 mi
Killian Crossing	Actively Building	+/- 412 Units	2.1 mi
Multi-Family	Proposed		2.1 mi
The Waters at Crosspointe (multi-family)	Under Construction	+/- 336 Units	2.1 mi
Grand Oaks (Next Phase)	Approved		2.7 mi
Grand Oaks (Multiple Phases)	Actively Building	+/- 244	2.7 mi
Single Family	Proposed	+/- 753 Units	3.0
10141 Wilson Blvd.	Approved	317 Units	3.0 mi



OVER 4,900 NEW UNITS

Demand is exploding in every direction.
All within a 3-mile radius of the subject property

KILLIAN ROAD RV PARK

- 55 RV spaces + 2 cabins (short + long-term stays)
- **Amenities:** 10-acre pond (kayaking, fishing), potential dog park
- **Opening:** Target November 2025
- **Demand Drivers:** Travel nurses, temporary workers, affordable housing alternative

DID YOU KNOW?

JUST 1.0 MILE AWAY GUESTS WILL WANT TO TRAVEL THE SUBJECT PROPERTY WAY AND NOT FIGHT TRAFFIC BY FREEWAY



CRANE LANDING

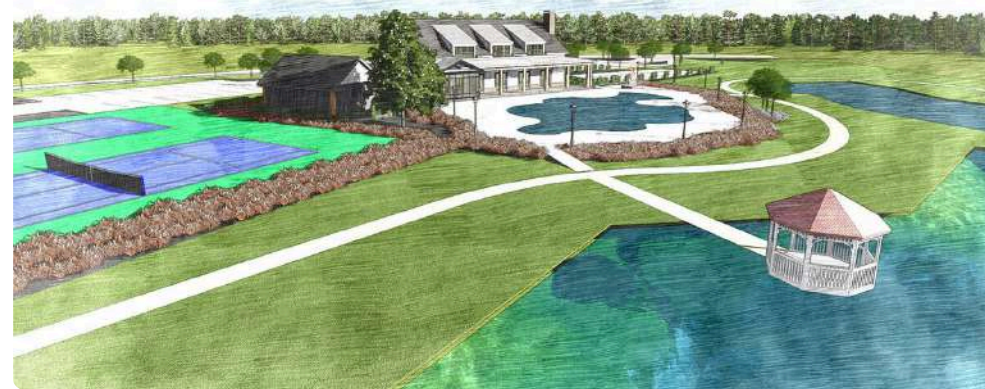
- **Scale:** Zoned for 1,000+ homes, with potential expansion across multiple phases
- **Phase I:** 385 single-family homes underway
- **Phases II & III:** Additional homes + a mixed-use town center (retail, office, community services)
- **Investment:** Estimated \$100M-200M+ total development cost (infrastructure, homes, commercial)
- **Impact:** One of Richland County's largest residential + mixed-use projects, reshaping the Wilson Blvd / Killian Rd corridor

**JUST 4.5 MILES AWAY
WILL HAVE TO DRIVE BY SUBJECT PROPERTY TO AND FROM**



Timeline: Full buildout projected over 3-5 Years

Unique Feature: Lagoon-style beach + resident amenities planned



Killian Road Area Overview

The employment base surrounding 103 Killian Road is both diverse and expanding, supporting long-term housing and retail demand:

- Blue Cross Blue Shield anchors the area with its headquarters campus on Percival Road, employing approximately 5,000 insurance and IT professionals within the trade ring.
- Just two miles south, Prisma Health's new 134,000 SF Northeast Medical Park (opening in 2025) will add 250 high-skilled healthcare jobs.
- Major momentum continues four miles north at Exit 26, where Scout Motors is investing \$2 billion in a state-of-the-art EV manufacturing facility, expected to deliver 4,000 advanced manufacturing positions along with a new interstate interchange.

Additional job density is supported by:

- Civilian and contractor roles tied to Fort Jackson
- A cluster of auto dealerships, logistics operators, and hospitality employers along the Killian and Farrow Road corridors

In total, the immediate submarket already sustains 17,000+ primary jobs, providing a future buyer or developer of the 103 Killian Rd and Wilson Blvd. assemblage with access to a deep labor pool and sustained housing demand across multiple price points.

Employment Drivers & Economic Anchors

Within a five-mile radius of 103 Killian Road, you'll find a true "growth triangle" of rooftops, income, and spending power:

- The trade area captures approximately 85,500–95,400 residents across 34,700 housing units, with population growth of 0.8%–1.2% annually.
- Median household income is approximately \$64,000, while the average exceeds \$92,000—driven by a strong base of medical, managerial, and professional residents.
- The median age is 36, highlighting the area's concentration of working-age families and young professionals.

Traffic volumes support the demand:

- Over 38,000 VPD (vehicles per day) on Killian Road
- More than 93,000 VPD on I-77

The corridor boasts a diverse and well-established retail mix, including Kroger Marketplace, Walmart Supercenter, Lowe's, and over a dozen national restaurant brands, illustrating strong daily-needs capture and retail performance.



KILLIAN'S CROSSING

1.5

MILES FROM SUBJECT PROPERTY

Killian's Crossing A 400-acre mixed use community feature. It combines retail, residential, dining, healthcare and commercial spaces in a walkable, community- focused setting.

HIGHLIGHTS

- **Additional Availabilities** – planned neighborhood
- **High Traffic Area** – Killian Road is a major corridor with $\pm 37,900$ vehicles passing daily and visibility from I-77 with $\pm 97,000$ VPD
- **Population Growth** – increasing population, new neighborhoods/housing and nearby Scout Motors are fueling population growth and are expected to drive job creation and retail demand





Population

	3-Mile	5-Mile
Estimated Population (2024)	45,927	123,467
Projected Population (2029)	0.98%	0.78%



Households

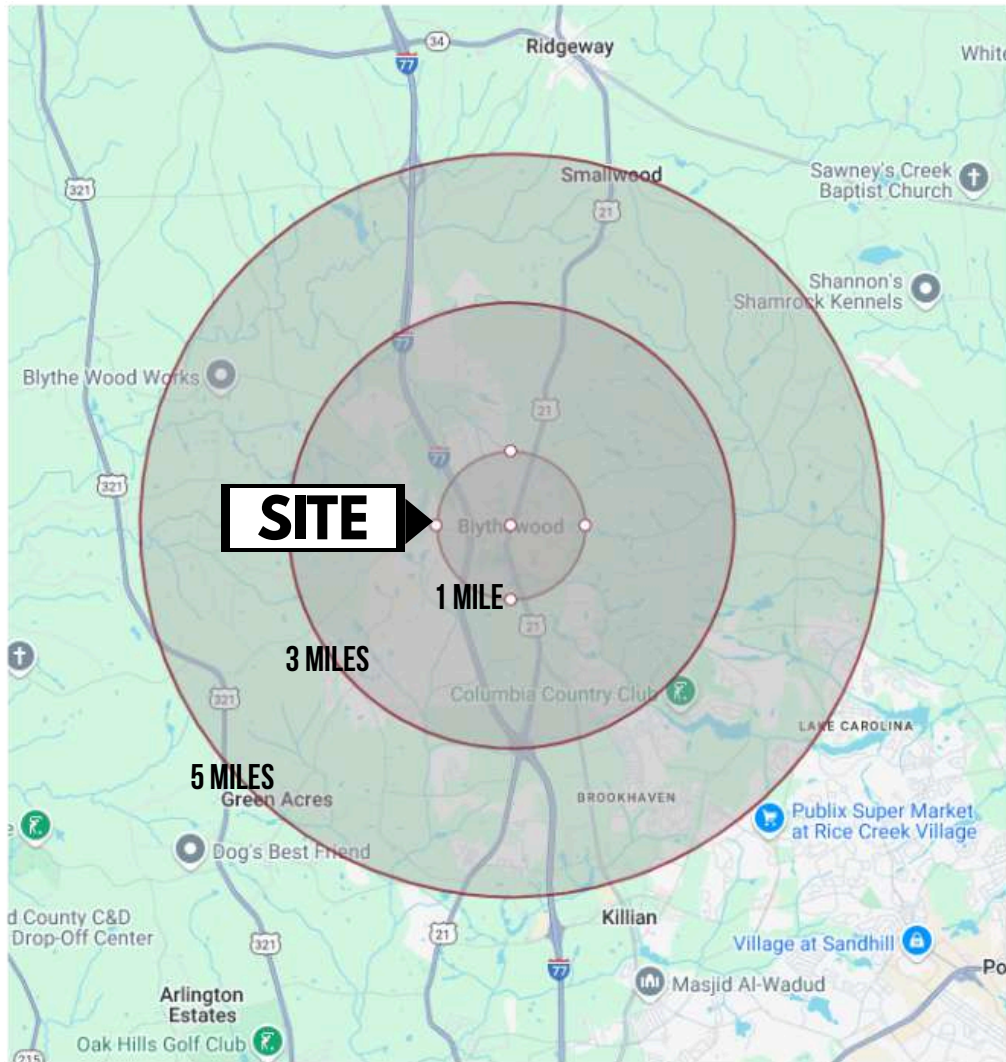
	3-Mile	5-Mile
Estimated Households (2024)	9,110	26,371
Projected Households (2028)	9,742	28,194



Income

	3-Mile	5-Mile
Avg. Household Income (2024)	\$72,278	\$80,576
Median Household Income (2024)	\$64,416	\$65,400

Demographic Overview



460,000

LABOR FORCE IN THE
COLUMBIA
METROPOLITAN AREA



5 MILLION

PEOPLE WITHIN A 60-
MINUTE DRIVE



43%

HOLD A BACHELOR'S
DEGREE OR HIGHER

**#2 city for Millennial
Movers**

A TOP 5 U.S. CITY FOR MILLENNIALS
FOR THE LAST 2 YEARS ~ SMART
ASSET

**Surge city 2020 Top
50 Best U.S. Cities**

FOR STARTING A BUSINESS
~ INC. MAGAZINE



Local Area Overview

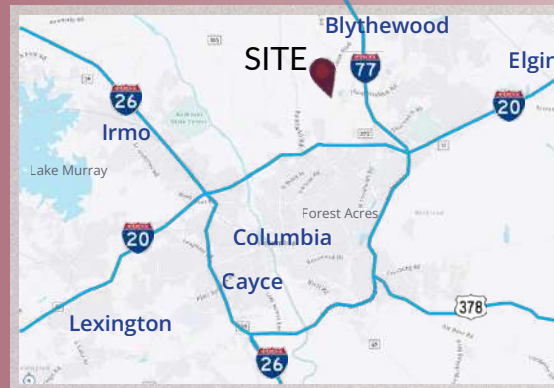
Columbia's strategic central location places it within 24 hours of two-thirds of the U.S. market, making it a prime hub for commerce and distribution. The area is served by a robust interstate network that includes I-20, I-26, I-77, and I-95, providing seamless regional and national connectivity.

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



PRIMA
HEALTH



Kraft Heinz

Walmart
Save money. Live better.

Husqvarna MICHELIN



UNIVERSITY OF
SOUTH CAROLINA



TRANE

Scout

LEXINGTON
MEDICAL CENTER

nephron
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