

OFFERING MEMORANDUM

HIGH TRAFFIC DEVELOPMENT SITE



302

EDMUND HWY ±20,000 VPD 389.88 FT

302

6

FOR SALE | 6329 & 6317 EDMUND HWY

Lexington, South Carolina | Development Site | ±3.10 Acres

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 PHOTOS



Property Overview

HIGHLIGHTS

- High-visibility frontage along Edmund Hwy (SC-302) a main corridor connecting Lexington toward the Columbia Metro/Airport area and surrounding growth.
- Zoned ID with water and sewer available, it's an ideal investment opportunity for businesses looking to capitalize on the area's growth.
- Exceptional Road Frontage: 825 feet of total road frontage across three major roads – 168 feet on Edmond Hwy, 468 feet on South Lake Dr, and 189 feet on Boiling Springs Rd.
- Two adjacent parcels offered together



Property Highlights



PROPERTY

+/- 3.10 acres

LOCATION

Located along Edmund Highway (SC-302) a well-traveled corridor providing direct connectivity between Lexington and the greater Columbia metropolitan area. The site benefits from strong visibility and convenient access to nearby residential communities, local services, and regional employment centers.

ZONING

Intensive Development (Lexington County)
Permitted uses subject to county approval

INFORMATION

Lexington County continues to experience steady population and residential growth, supporting long-term demand for commercial and service-oriented development



9,362

3 Mile Day Time Population



3.10

+/-3.10 Acres



20,000

+/- VPD

Lexington Overview

Lexington is the largest municipality in Lexington County and one of the fastest-growing areas in the Columbia metropolitan region. Located just 12 miles west of Downtown Columbia, Lexington offers a balance of suburban quality of life and convenient access to the state capital's business, government, and cultural hubs.

- **Population Growth:** The Town of Lexington reported a population of 23,568 at the 2020 Census, while the greater Lexington area is estimated at 111,549 residents. The market has been recognized as the fastest-growing community in the Midlands, driven by in-migration, strong schools, and high quality of life.
- **Affluence & Stability:** Median household incomes consistently outpace state averages, supported by a mix of professional, medical, logistics, and government employment bases.



- **Accessibility:** Lexington is positioned along US-378, I-20, and US-1, providing direct connectivity to Columbia, Greenville/Spartanburg, and Charleston. Columbia Metropolitan Airport is just 11 miles away.
- **Recreation & Lifestyle:** The community is anchored by Lake Murray, one of the region's premier recreation and tourism destinations, drawing millions of visitors annually for boating, fishing, and lakefront living.
- **Workforce & Education:** Home to Lexington County School District One, one of the state's fastest-growing school systems, and within a short drive of the University of South Carolina and Midlands Technical College, Lexington benefits from a highly educated and skilled workforce.

With a growing population, rising household incomes, and proximity to both Columbia and Lake Murray, Lexington offers a stable and expanding base for retail, medical, office, and mixed-use development.

Employment Drivers & Economic Anchors

The Edmund Hwy & Hwy 6 corridor benefits from a diverse and resilient employment base—anchored by manufacturing, logistics, education, healthcare, and federal institutions. These drivers generate consistent daytime population, commuter activity, and service demand, creating long-term stability and growth potential for commercial users.

Lexington-Based Anchors

- **Michelin Tire Manufacturing Plant** – One of Lexington’s largest employers with 1,600+ employees. A \$159 million expansion is underway, further solidifying its long-term industrial presence.
- **Southeastern Freight Lines HQ** – Corporate headquarters for a major less-than-truckload (LTL) logistics provider, employing hundreds in operations, management, and support services.
- **US Foods Distribution Facility** – Regional distribution hub supporting restaurants, healthcare, and institutional food supply chains.
- **FBI Columbia Field Office** – New 87,000 sq ft federal facility opened in 2023, consolidating FBI operations for the Columbia metro into Lexington County.
- **Lexington County School District One HQ** – Among South Carolina’s fastest-growing school systems, employing 4,000+ staff and serving 28,000+ students.



Regional Anchors (10–12 mi range)

- **Lexington Medical Center** (≈10 mi) – Regional hospital and one of the Midlands’ largest employers with 6,500+ employees.
- **University of South Carolina** – Downtown Columbia (≈12 mi) – Flagship university with 36,000+ students and 6,400 faculty/staff, fueling education and research employment.
- **South Carolina State Government Complex** (≈12 mi) – Over 32,000 public-sector jobs clustered around the State House.
- **BlueCross BlueShield of South Carolina** (≈12 mi) – Corporate HQ with 11,000 employees in insurance, IT, and corporate services.
- **Prisma Health Midlands** – Richland Campus (≈15 mi) – Regional healthcare network with 15,000+ employees across the Midlands.
- **Columbia Metropolitan Airport** (≈11 mi) – Regional airport with 1,800+ direct jobs and critical logistics influence.
- **Lake Murray** (≈1 mi) – A major recreational and tourism driver attracting millions of annual visitors, fueling hospitality and retail demand.

LEXINGTON COUNTY MAJOR EMPLOYERS





Local Area Overview

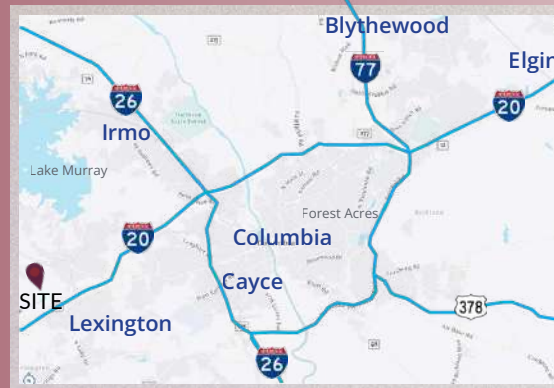
Columbia's strategic central location places it within 24 hours of two-thirds of the U.S. market, making it a prime hub for commerce and distribution. The area is served by a robust interstate network that includes I-20, I-26, I-77, and I-95, providing seamless regional and national connectivity.

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





Population

	1-Mile	3-Mile
Estimated Population (2024)	847	9,362
Projected Population (2029)	+9.09%	+10.70%



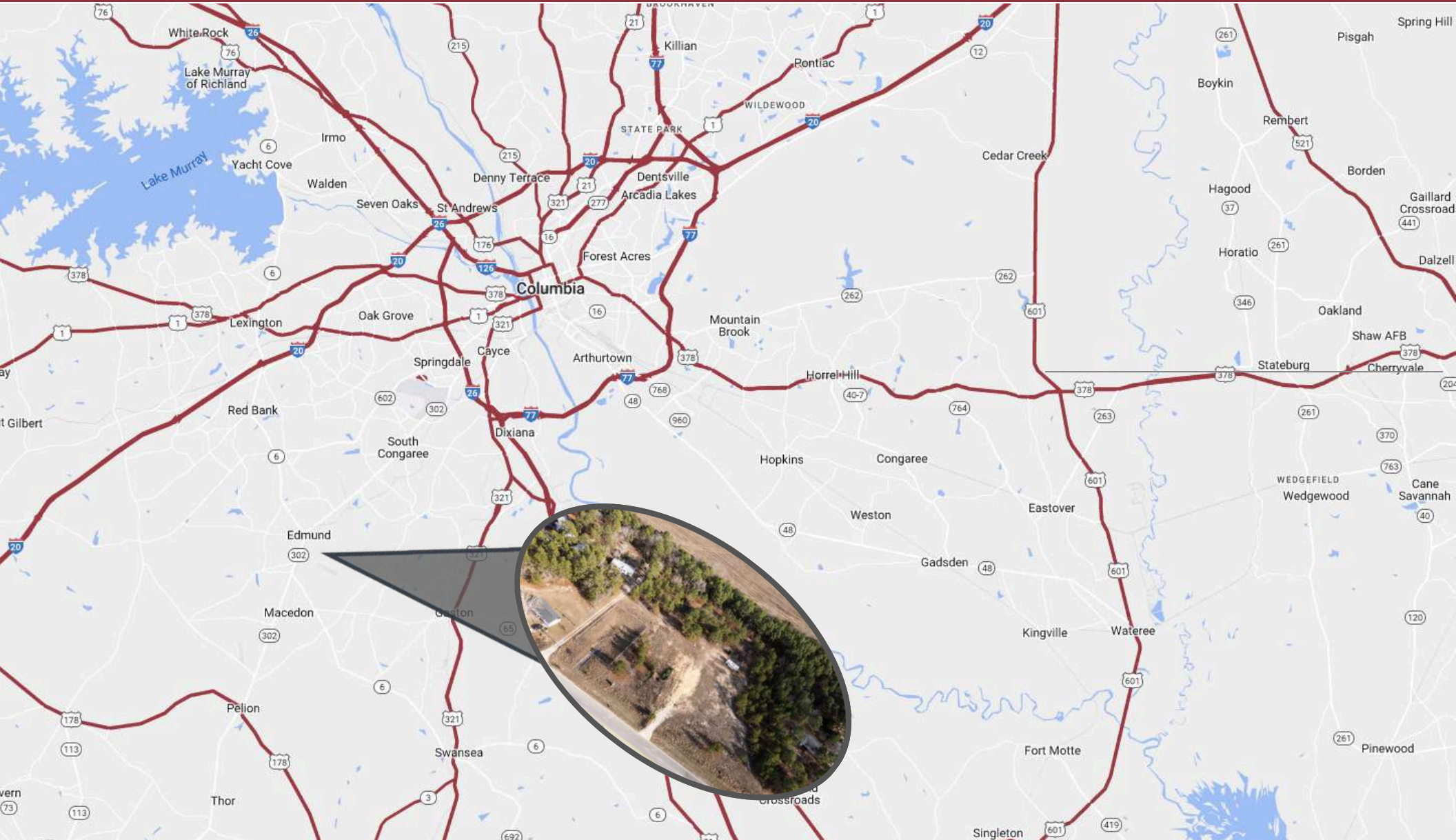
Households

	1-Mile	3-Mile
Estimated Households (2024)	321	3,454
Projected Households (2029)	+9.35%	+10.80%



Income

	1-Mile	3-Mile
Avg. Household Income (2024)	\$48,437	\$58,344
Projected Household Income (2028)	\$72,051	\$84,182



GREGORY WILKINS

Senior Commercial Agent
(803)-606-2186
gregorywilkins@svrealty.com

DOUG WILKES

Commercial Agent
(843)-364-3346
dwilkes@svrealty.com

Aimee Armstrong

Licensed Administrator
(803)-903-5263
land@svrealty.com

Southern Visions Real Estate

955 Old Cherokee Rd Lexington, SC
www.svrealty.com

