

OFFERING MEMORANDUM

MOUNTAIN TOP MARINE 5032, 5028, 5024 SUNSET BLVD. LEXINGTON, SC 29072



The Commercial
Real Estate Experts

LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

**THE
CULMINATION OF:**

- Integrity
- Client Service
- Creativity
- Hard Work

**THE
LEADERS IN:**

- Sales
- Leasing
- Development
- Property Management
- Consulting
- Analysis
- Investment
- 1031 Exchange
- Successful Negotiations

**5465 Sunset Blvd.
Lexington, SC 29072**

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NARRATIVE

MOUNTAIN TOP MARINE

MOUNTAIN TOP MARINE PROPERTY

OFFERED FOR SALE AT \$3,555,000

- ♦ Mountain Top Marine Property consists of three separate tracts for sale individually or together.
 - ♦ Tract 1 5032 Sunset Blvd Lexington County TMS 003500-03-081
 - ♦ 2.55 Acres priced at \$1,250,000
 - ♦ Tract 2 5028 Sunset Blvd Lexington County TMS 003500-03-073
 - ♦ 2.00 Acres priced at \$1,310,000
 - ♦ Tract 3 5024 Sunset Blvd Lexington County TMS 003500-03-075
 - ♦ 0.96 Acres priced at \$995,000
- ♦ The Mountain Top Marine property is poised perfectly for the current market and to reap the benefits of future growth to the area.
- ♦ This property is perfect for development as it provides:
 - ♦ Flat topography throughout all three parcels lowering development costs.
 - ♦ Sits along the busiest retail corridor in Lexington County with great access.
 - ♦ Is seen by 34,000 cars per day in (2024 AADT data).
 - ♦ Easy access east or west bound as traffic is checked by signalized intersections on west side..
 - ♦ Has 650 feet of frontage on Sunset Blvd.
 - ♦ All three tracts are currently developed and mostly impervious surface.
 - ♦ All utilities are available.
- ♦ Strong and growing demographic.

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PROPERTY DETAILS

Property Description

Property: 5032, 5028, 5024 SUNSET BLVD.LEXINGTON, SC 29072
Lexington County TMS 003500-03-081,073,075
Zoned Lexington County ID (Intense Development)
Located on an Arterial Road
Existing Parcels are existing development
Multiple existing buildings
Lot Size: 2.55 acres, 2.00 acres, and 0.96 acres (west to east).

Existing Conditions:

Sites are mostly paved, gravel or buildings hence containing a large amount of impervious surface.

Existing Slope Easement and Storm Water Drainage Easement recorded for parcel 003500-03-081.

The topography is primarily flat with minor sloping
650 feet of frontage along Sunset Blvd with multiple existing driveway cuts.

AADT 34,000 (2024).

Public Utilities available.

ZONING LEXINGTON COUNTY INTENSE DEVELOPMENT ARTERIAL ROAD



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TOPOGRAPHY

LEXINGTON COUNTY WEBSITE



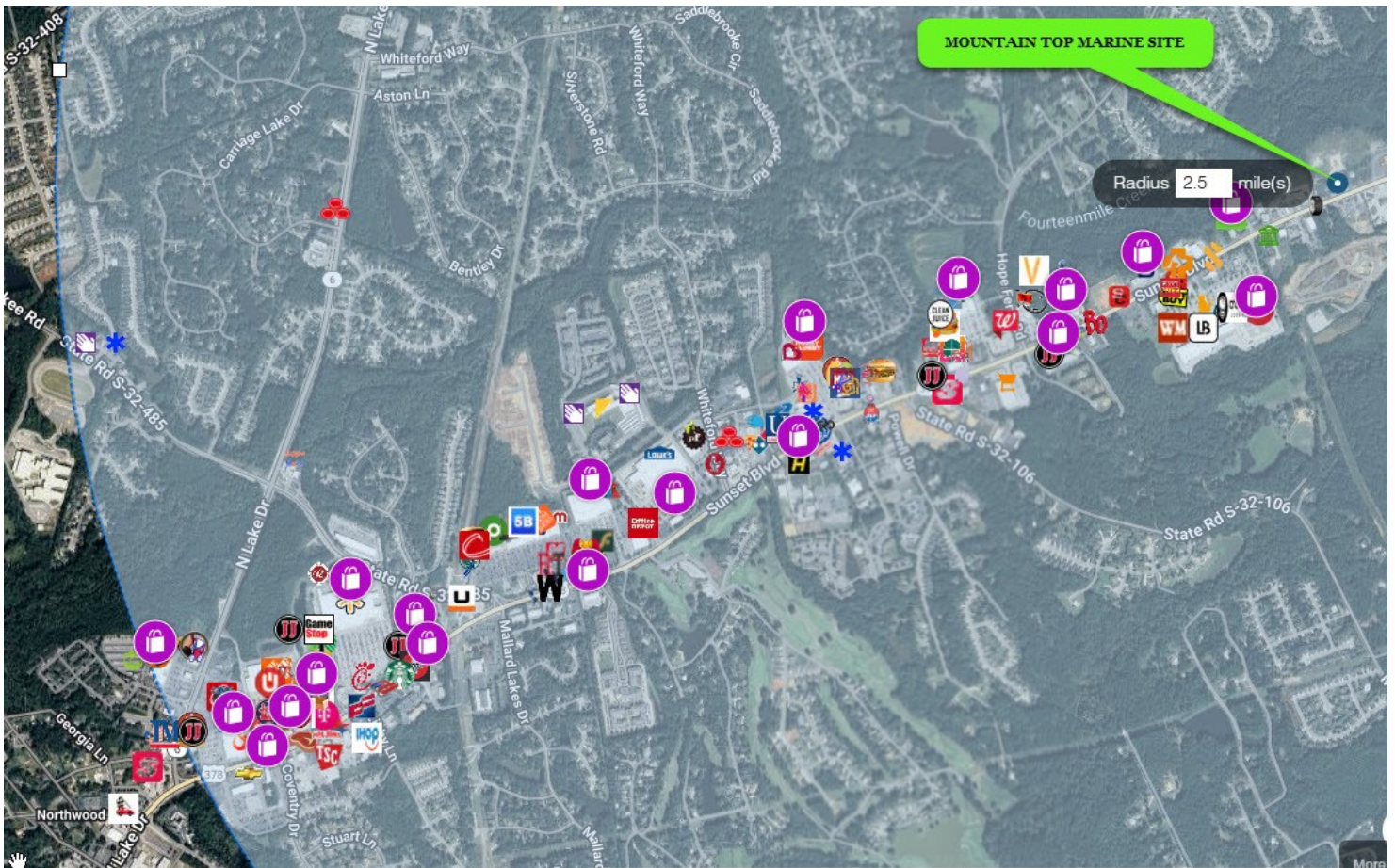
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EXISTING RETAIL SAMPLE

2.5 MILE RADIUS

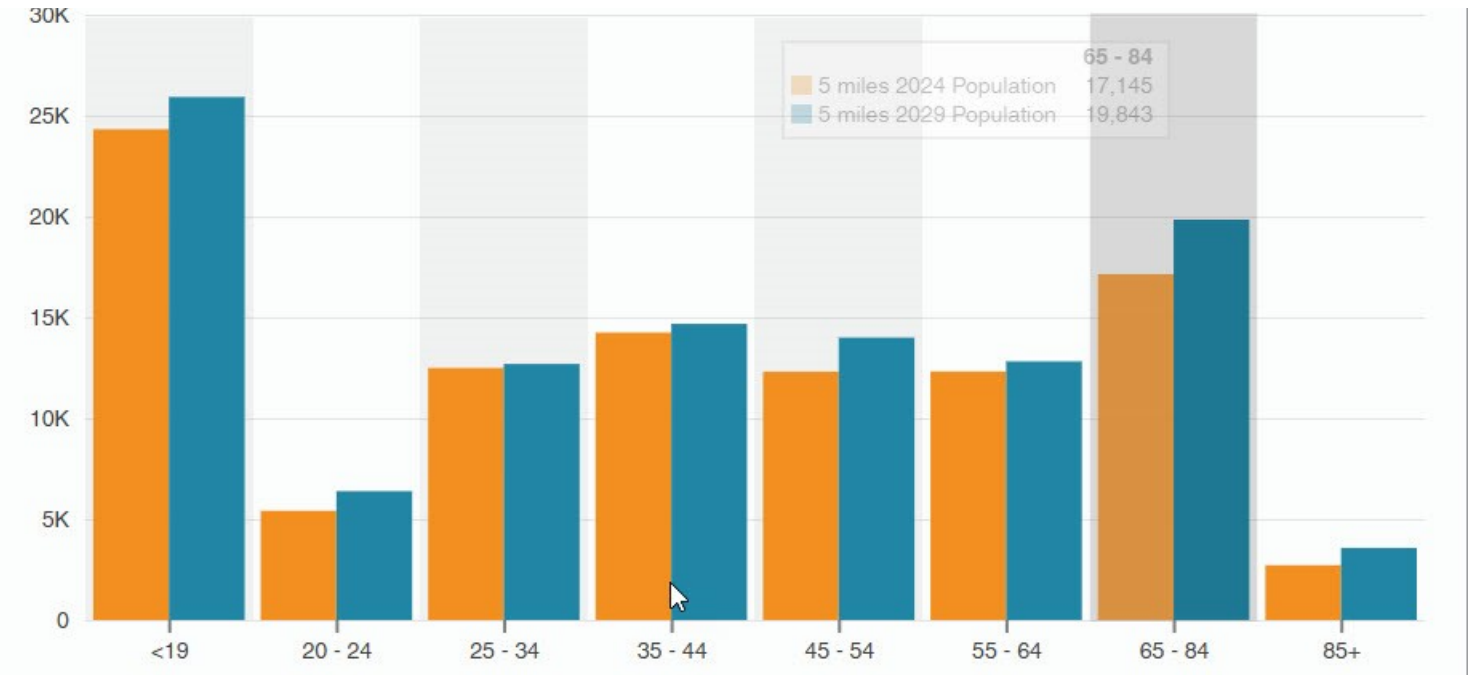
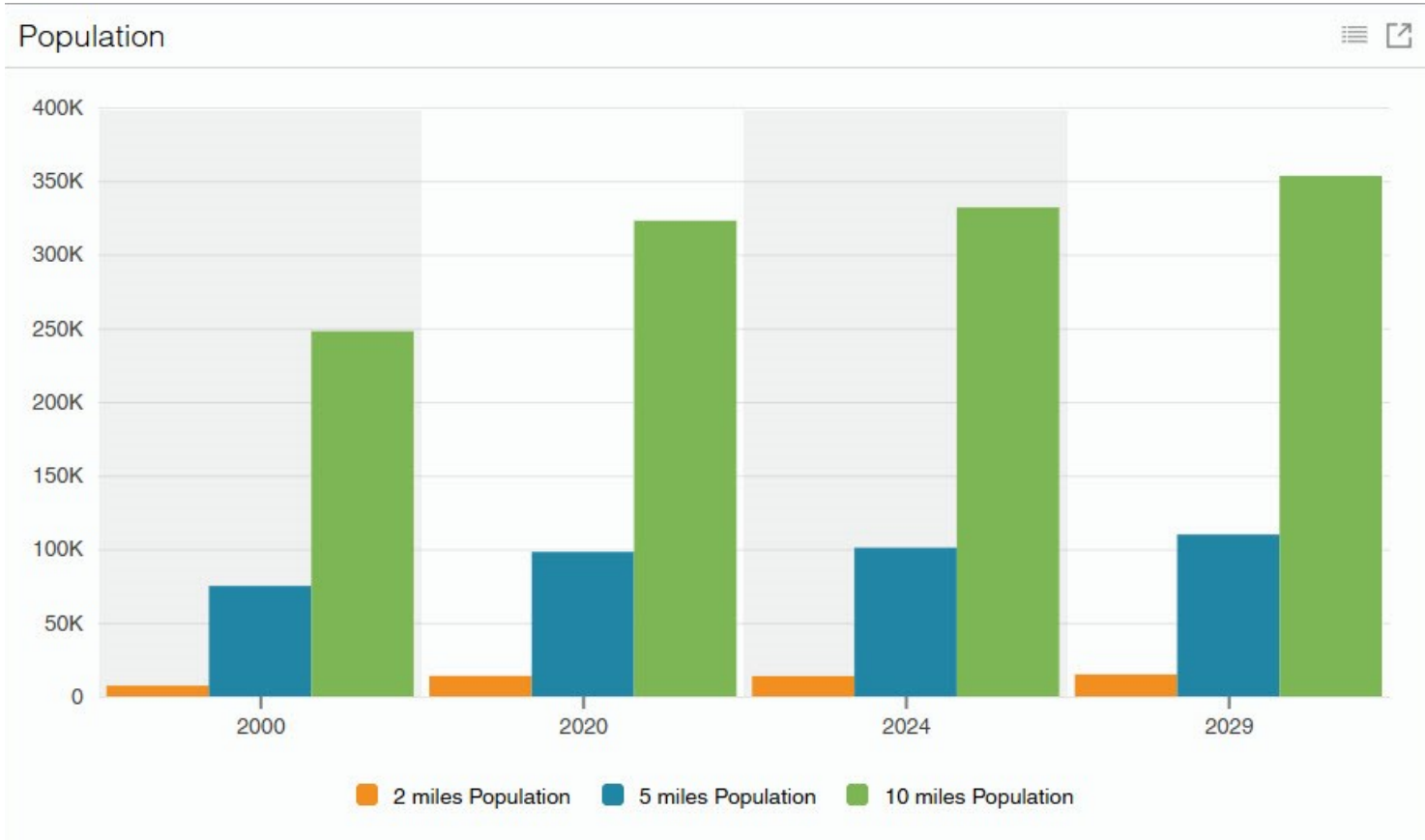


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DEMOGRAPHICS



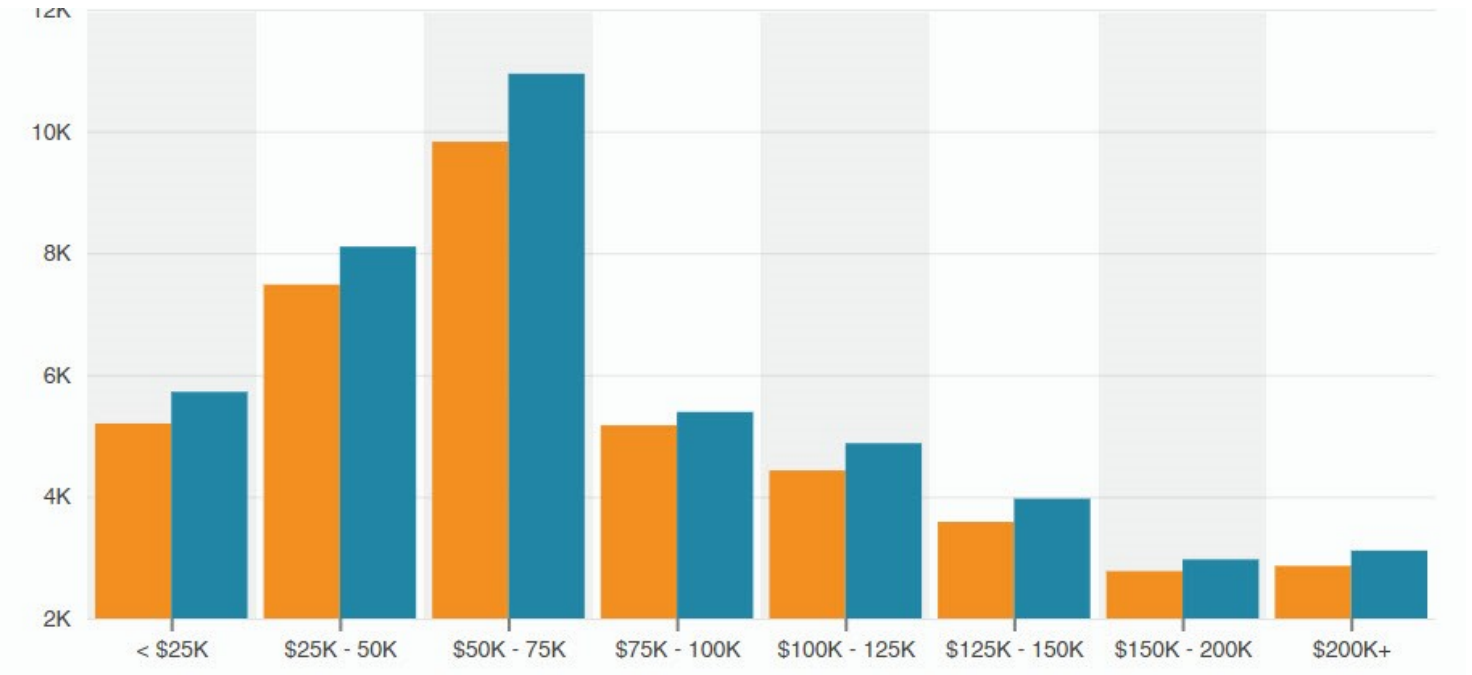
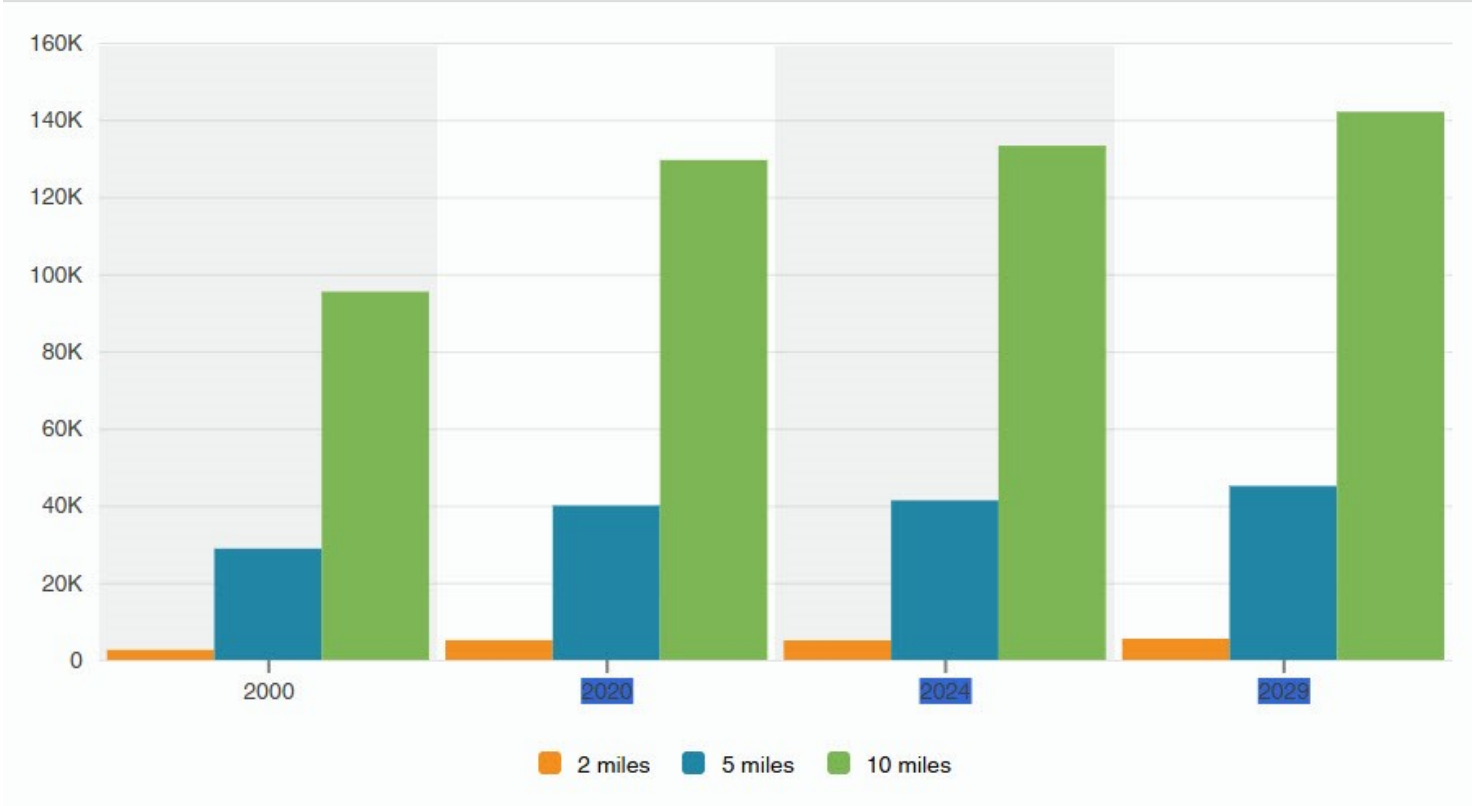
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DEMOGRAPHICS

Households



DEMOGRAPHICS

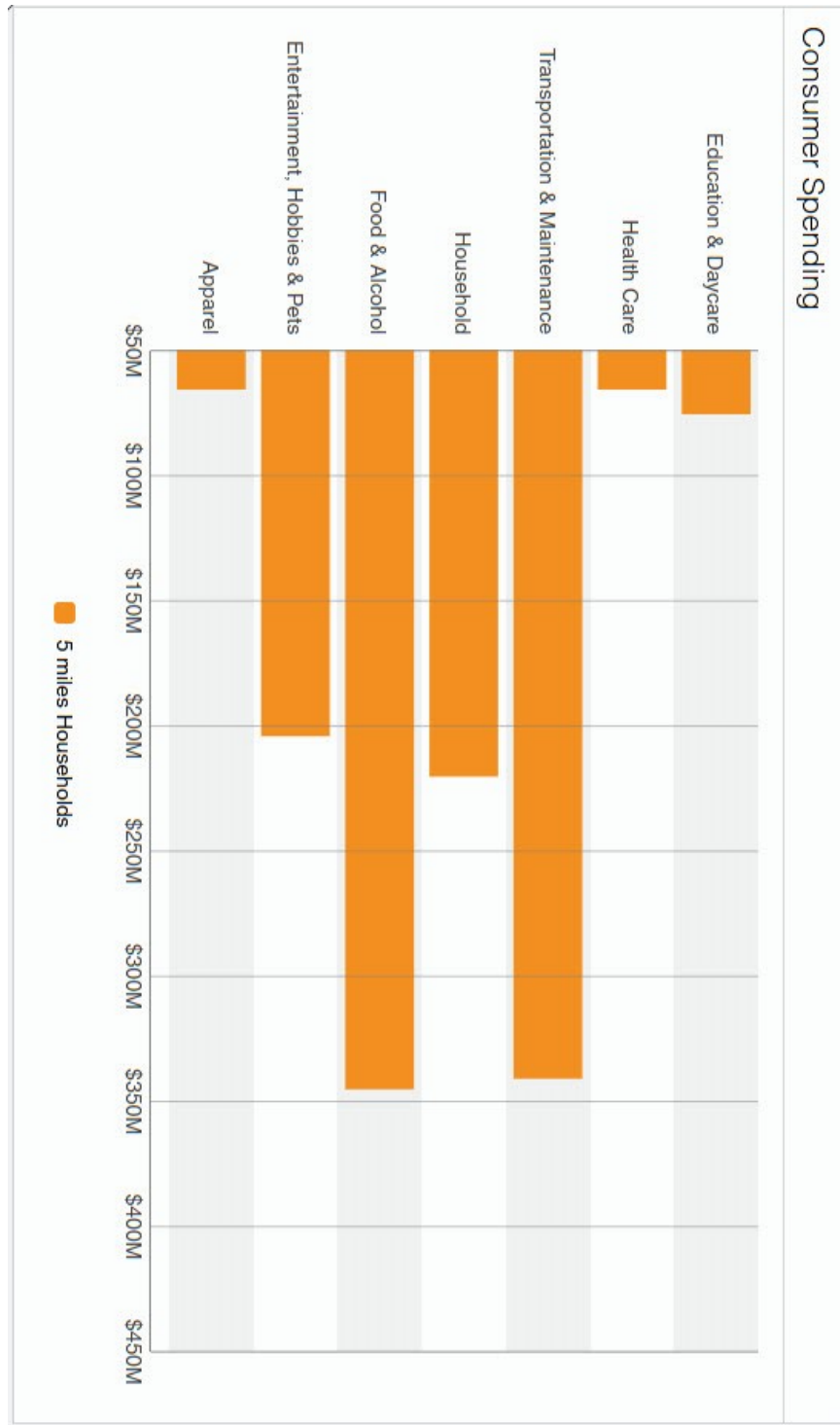
Daytime Employment											
Radius	2 miles			5 miles			10 miles				
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business		
Service-Producing Industries	5,324	727	7	50,866	6,108	8	185,597	19,669	9		
Trade Transportation & Utili...	1,339	105	13	9,260	832	11	26,219	2,346	11		
Information	64	10	6	777	71	11	3,563	267	13		
Financial Activities	446	84	5	3,816	783	5	14,325	2,514	6		
Professional & Business Se...	523	64	8	4,632	734	6	21,988	2,776	8		
Education & Health Services	1,713	331	5	18,620	2,518	7	60,328	7,600	8		
Leisure & Hospitality	891	64	14	6,539	416	16	21,976	1,353	16		
Other Services	322	66	5	3,327	589	6	11,794	2,160	5		
Public Administration	26	3	9	3,895	165	24	25,404	653	39		
Goods-Producing Industries	220	37	6	4,629	471	10	15,606	1,473	11		
Natural Resources & Mining	12	4	3	190	18	11	440	45	10		
Construction	115	25	5	2,354	334	7	7,734	1,031	8		
Manufacturing	93	8	12	2,085	119	18	7,432	397	19		
Total	5,544	764	7	55,495	6,579	8	201,203	21,142	10		

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DEMOGRAPHICS



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PLAT TRACT 1

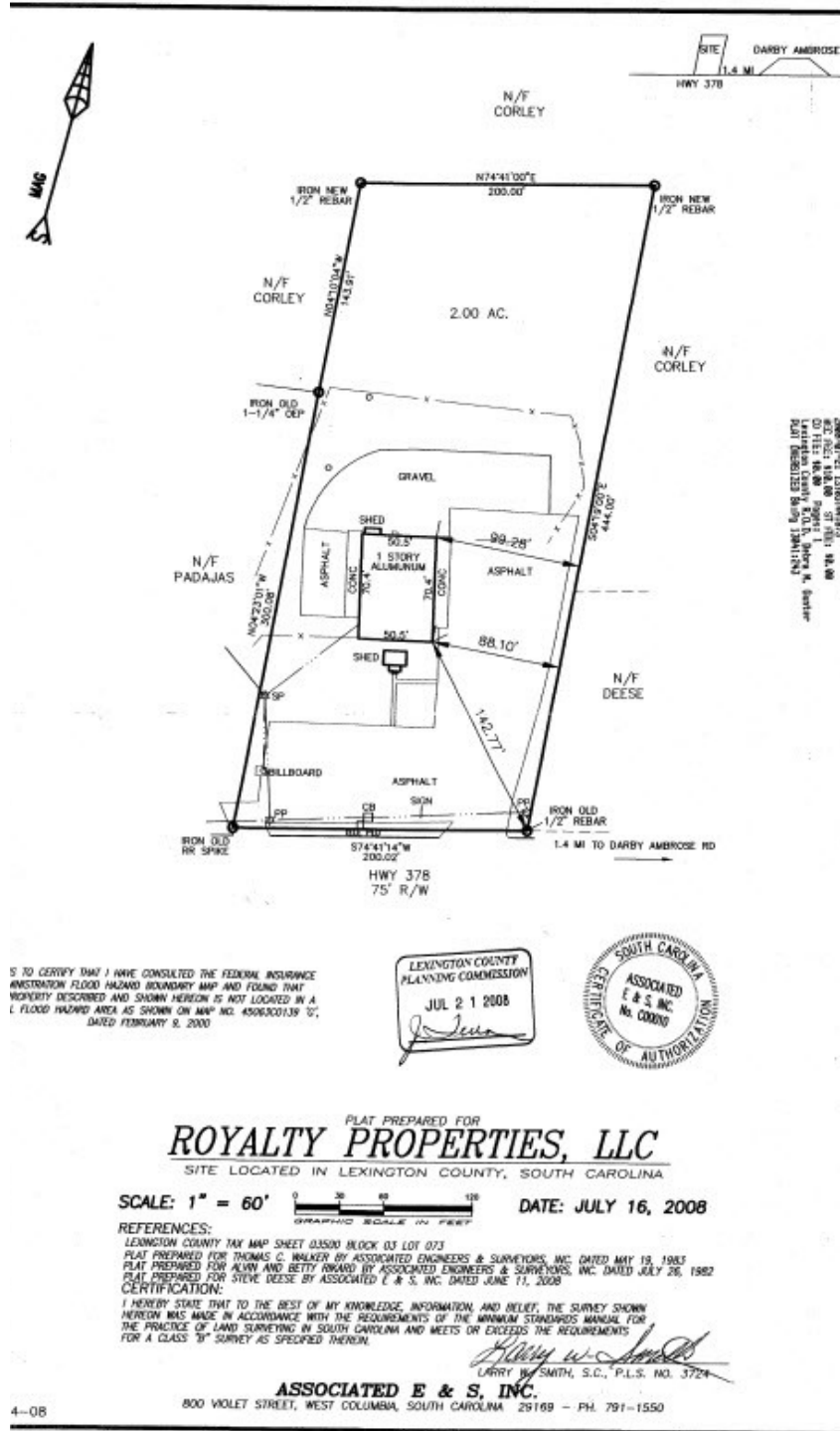


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PLAT TRACT 2

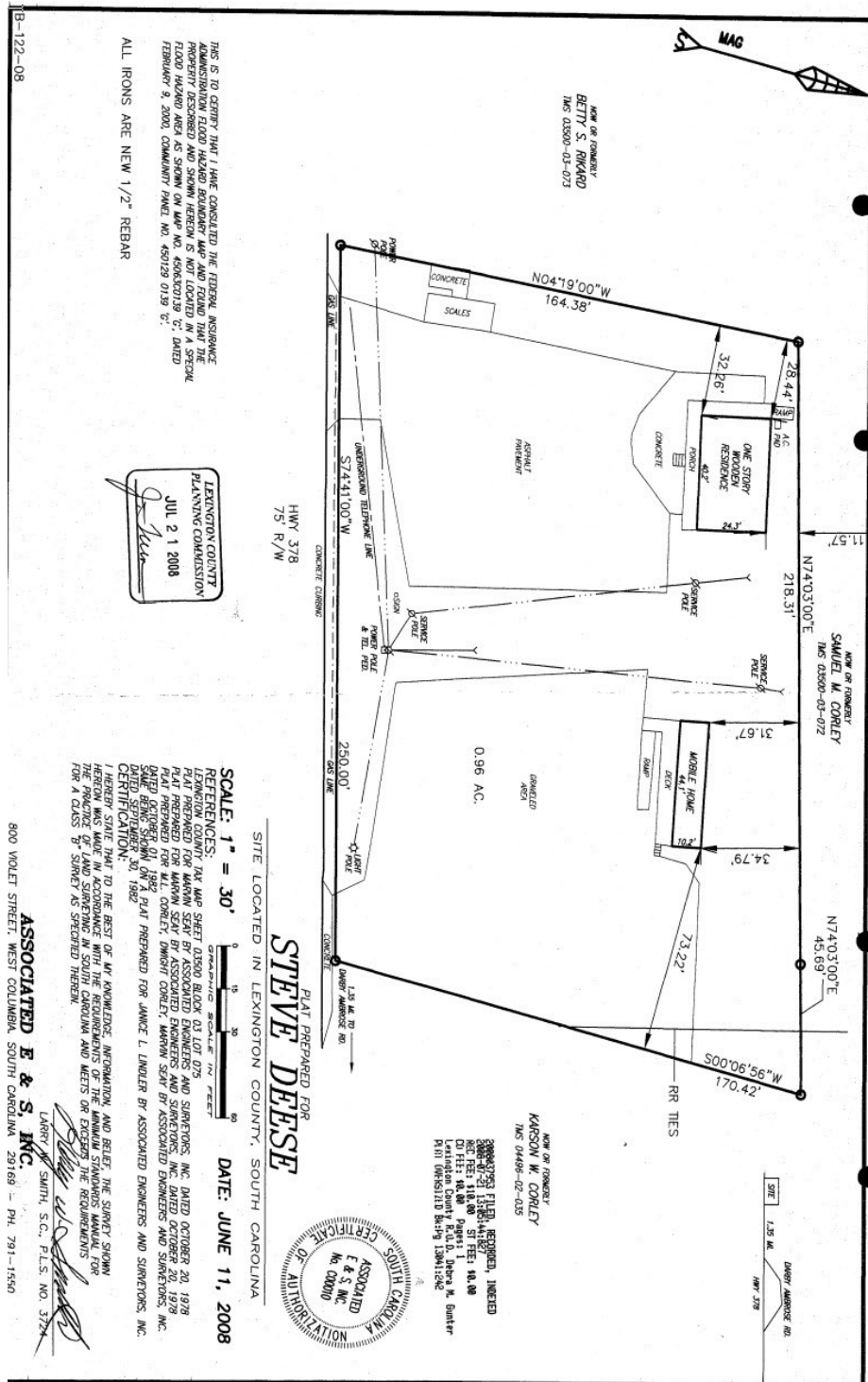


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PLAT TRACT 3



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Lexington County Information

LEXINGTON COUNTY 2024 TAX INFORMATION

TRACT 1



Lexington County Real Property Tax Notice Year: 2024

QPayBill Online Tax Bill
Created on 05/26/2025

Notice #: 119538243 District: 1 Town:
Property Owner: MOUNTAIN TOP PROPERTIES & RENTALS, LLC

Property Information

Map #: 003500-03-081
1.35 AC & 1.20 AC

Appraisal/Assessment Information

Land Appraisal 6%: 656600 Building Appraisal 6%: 270800
Total appraisal: 927400
Acres: 2.55 Assessment: 39390
Buildings: 2 Assessment: 16250

Distribution of Tax Dollars

School	\$20,836.64
County	\$5,616.24
Special	\$1,136.73
City	\$0.00
Total Taxes	\$27,589.61

Additional \$45 cost added on 5/2/25

Additional \$45 cost added on 8/1/25

Assessment	Tax Levy	Property Tax
55640	537.229	\$29,891.42
- Sales Tax Credit		\$2,301.81
Net Property Tax		\$27,589.61
Amount Due:		\$27,589.61

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Lexington County Information

LEXINGTON COUNTY 2024 TAX INFORMATION

TRACT 2



Lexington County Real Property Tax Notice Year: 2024

QPayBill Online Tax Bill
Created on 05/26/2025

Notice #: 119536243 **District:** 1 **Town:**
Property Owner: MOUNTAIN TOP PROPERTIES & RENTALS, LLC

Property Information

Map #: 003500-03-073
PARCELA

Appraisal/Assessment Information

Land Appraisal 6%: 871200 **Building Appraisal 6%:** 192400
Total appraisal: 1063600
Acres: 2.00 **Assessment:** 52280
Buildings: 3 **Assessment:** 11540

Distribution of Tax Dollars

School	\$23,900.32
County	\$6,441.92
Special	\$1,303.85
City	\$0.00
Total Taxes	\$31,646.09

Additional \$45 cost added on 5/2/25

Additional \$45 cost added on 8/1/25

Assessment	Tax Levy	Property Tax
63820	537.229	\$34,285.95
- Sales Tax Credit		\$2,639.86
Net Property Tax		\$31,646.09
Amount Due:		\$31,646.09

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Lexington County Information

LEXINGTON COUNTY 2024 TAX INFORMATION

TRACT 3



Lexington County Real Property Tax Notice Year: 2024

QPayBill Online Tax Bill
Created on 05/26/2025

Notice #: 119537243 **District:** 1 **Town:**
Property Owner: MOUNTAIN TOP PROPERTIES & RENTALS, LLC

Property Information

Map #: 003500-03-075
NONE

Appraisal/Assessment Information

Land Appraisal 6%: 418200 **Building Appraisal 6%:** 28800
Total appraisal: 447000
Acres: 0.96 **Assessment:** 25090
Buildings: 1 **Assessment:** 1730

Distribution of Tax Dollars

School	\$10,043.91
County	\$2,707.19
Special	\$547.93
City	\$0.00
Total Taxes	\$13,299.03

Additional \$45 cost added on 5/2/25

Additional \$45 cost added on 8/1/25

Assessment	Tax Levy	Property Tax
26820	537.229	\$14,408.48
- Sales Tax Credit		\$1,109.45
Net Property Tax		\$13,299.03
Amount Due:		\$13,299.03

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