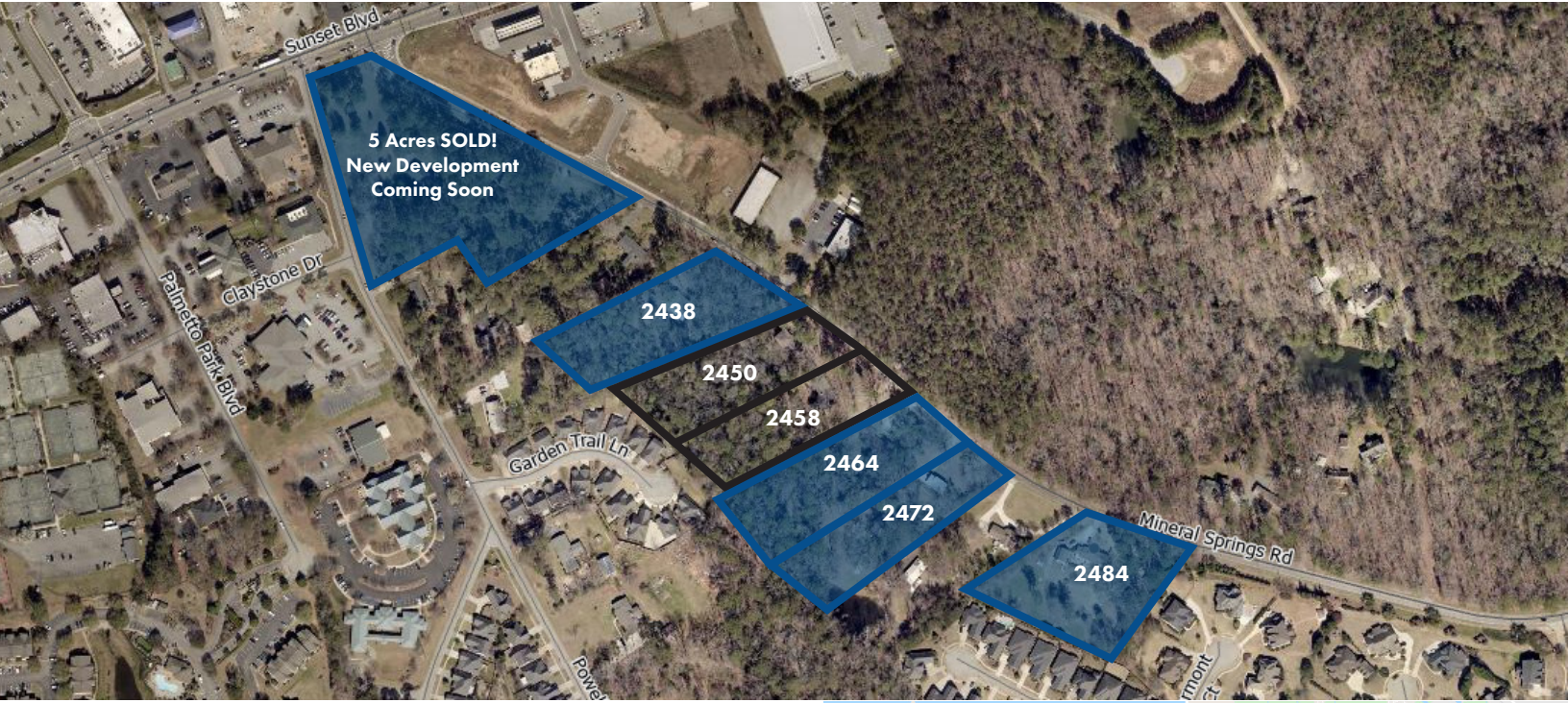


Prime Development Opportunity

2438, 2464, 2472, 2484 Mineral Springs Road, Lexington, SC 29072



FOR SALE

- 1.77 - 7.35 AC located in the heart of Lexington on Sunset Blvd and Mineral Springs Rd
- Heavily traveled retail corridor with more than 41,700 vehicles passing per day on Sunset Blvd and 10,500 VPD on Mineral Springs Rd
- Very affluent area with average household incomes over \$100,000
- Zoning will allow for 8+ dwelling units per acre
- Lexington County TMS: 004423-01-016, 004423-01-007, 004423-01-008, and 004423-01-010
- City water and sewer are available



SALES PRICE: \$3,134,800

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	5,995	36,117	89,769
TOTAL HOUSEHOLDS:	2,325	14,425	35,661
AVERAGE HH INCOME:	\$99,550	\$106,651	\$77,607



Prime Development Opportunity

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Mineral Springs Road Listing Portfolio

Address	TMS	AC	Sales Price	Price/AC	
2408 Mineral Springs Rd	004423-01-001	3	\$ 1,850,000.00	\$ 616,666.67	5 ACRES - SOLD - FULL PRICE NEW DEVELOPMENT COMING SOON
2418 Mineral Springs Rd	004423-01-002	1	\$ 500,000.00	\$ 500,000.00	
2422 Mineral Springs Rd	004423-01-019	1	\$ 670,000.00	\$ 670,000.00	
2438 Mineral Springs Rd	004423-01-016	1.77	\$ 796,500.00	\$ 450,000.00	
2450 Mineral Springs Rd	004423-01-005	1.9	\$ 769,500.00	\$ 405,000.00	Listed with Yip Real Estate
2458 Mineral Springs Rd	004423-01-006	1.87	\$ 757,350.00	\$ 405,000.00	Listed with Yip Real Estate
2464 Mineral Springs Rd	004423-01-007	1.98	\$ 891,000.00	\$ 450,000.00	
2472 Mineral Springs Rd	004423-01-008	1.66	\$ 672,300.00	\$ 405,000.00	
2484 Mineral Springs Rd	004423-01-010	1.94	\$ 775,000.00	\$ 400,000.00	
	TOTAL LISTED WITH DREG:	7.35	\$ 3,134,800.00	\$ 426,503.40	
	TOTAL LISTED WITH DREG & YIP:	11.12	\$ 4,661,650.00	\$ 419,213.13	

Prime Development Opportunity

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