



For Sale  
**±70 Acres**  
Prime Infill Development

# Trenholm Rd. Extension & O'Neil Ct.

Columbia, South Carolina

For more information:

**Patrick Palmer, CCIM**  
+1 803-556-3340  
ppalmer@naicolumbia.com

**Bobby Balboni**  
+1 803-744-9846  
bbalboni@naicolumbia.com



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807 Gervais Street, Suite 200  
Columbia, South Carolina 29201  
+1 803.254.0100  
[www.naicolumbia.com](http://www.naicolumbia.com)

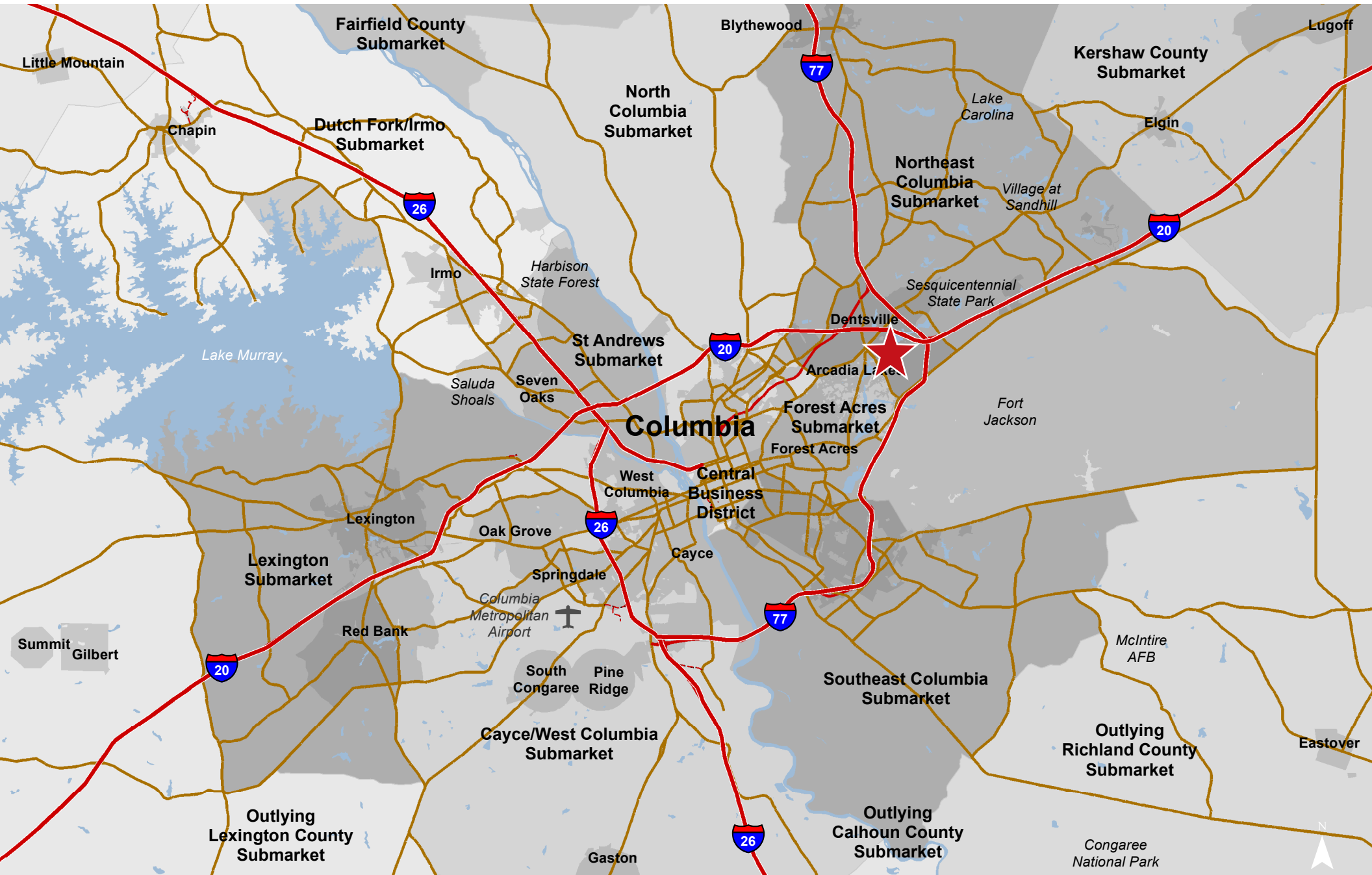
# Trenholm Rd. Extension & O'Neil Ct.

## Columbia, South Carolina

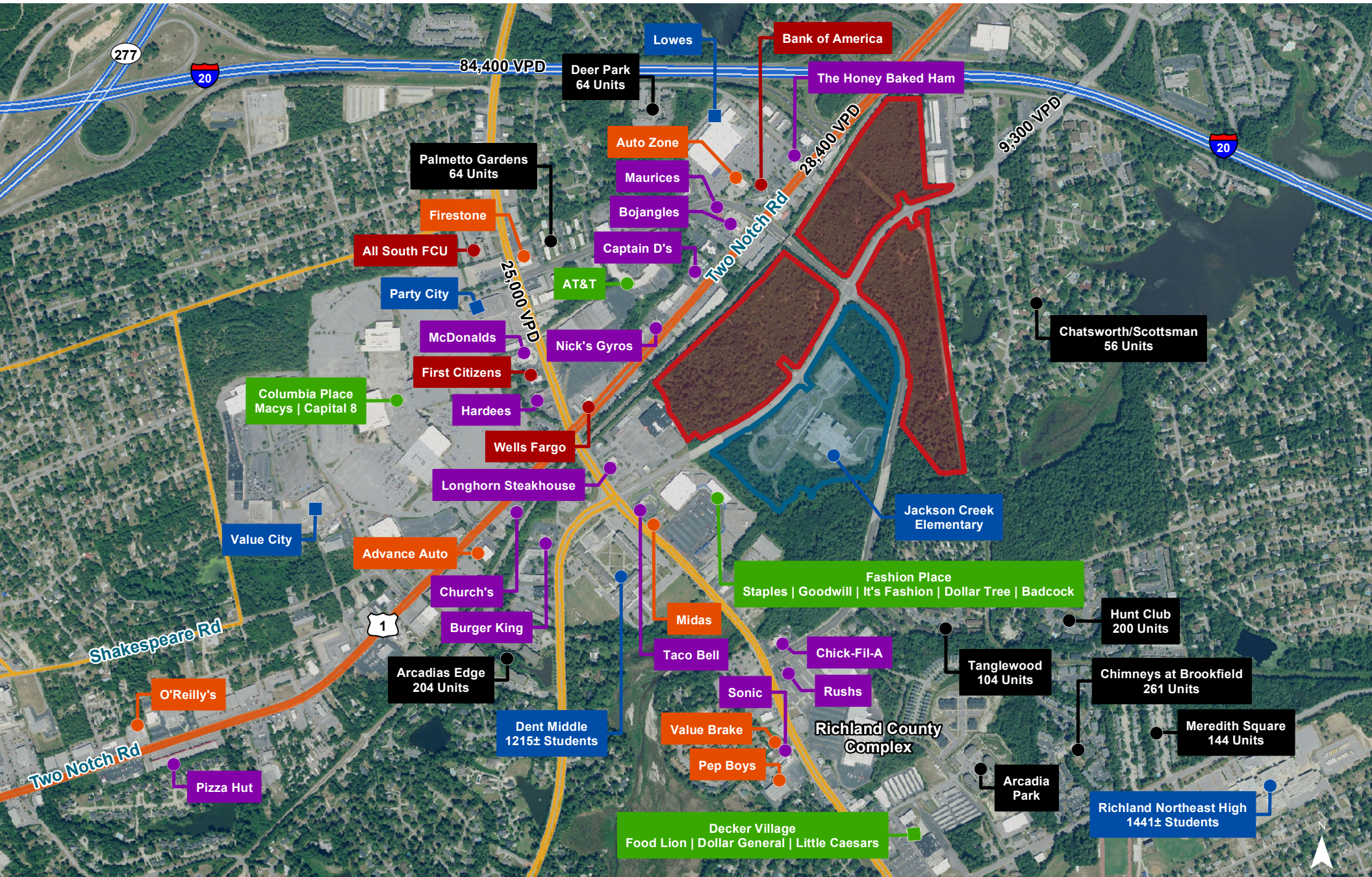
### Property Features

- ±70 acres available at the corner of Trenholm Road Extension and O'Neil Court
- Located inside the Richland County Beltway with close proximity to Two Notch Road and Forest Acres, as well as easy access to I-20 & I-77
- Site is in award winning Richland School District 2 and adjacent to Richland Counties Decker Blvd Revitalization Corridor
- Zoning: GC (General Commercial), Richland County allows for **Intense Commercial use** and **16 units per acre multi-family**
- All utilities available
- Pricing: \$10,458,000 (\$150,000 per acre)

# Location Map



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Map Updated: Thursday, February 20, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

## Demographic Profile

Trenholm Road Extension & O'Neil Court - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2018 Age Dist.</b>				<b>Median Household Income</b>			
2010 Census	6,461	46,605	119,155	0 - 4	6.7%	6.1%	6.0%	2018 Estimate	\$45,334	\$47,961	\$48,296
2018 Estimate	7,067	49,294	126,101	5 - 9	6.3%	6.0%	5.7%	2023 Projection	\$51,204	\$53,370	\$53,988
2023 Projection	7,366	51,205	131,010	10 - 14	6.0%	5.9%	5.6%				
% Chg. 2018-2023	4.2%	3.9%	3.9%	15 - 19	5.7%	5.7%	8.0%	<b>Average Household Income</b>			
				20 - 24	7.5%	6.8%	10.3%	2018 Estimate	\$61,615	\$66,006	\$72,564
<b>Households</b>				25 - 34	16.0%	14.6%	14.9%	2023 Projection	\$70,370	\$74,314	\$81,165
2010 Census	2,771	19,320	44,376	35 - 44	12.2%	12.3%	11.4%				
2018 Estimate	3,011	20,470	47,407	45 - 54	11.5%	11.5%	10.6%	<b>Per Capita Household Income</b>			
2023 Projection	3,135	21,279	49,469	55 - 64	11.9%	12.7%	11.8%	2018 Estimate	\$26,081	\$27,809	\$28,842
				65 - 74	9.1%	9.9%	8.9%	2023 Projection	\$29,712	\$31,268	\$32,124
<b>Families</b>				75 - 84	4.8%	5.7%	4.6%				
2010 Census	1,693	11,969	27,399	85+	2.3%	2.8%	2.3%	<b>2018 Household Income Dist.</b>			
2018 Estimate	1,798	12,368	28,588					Less than \$15,000	12.1%	11.8%	14.2%
2023 Projection	1,856	12,741	29,579	<b>Median Age</b>				\$15,000 - \$24,999	12.5%	11.3%	11.1%
				2010 Census	34.5	38.0	33.3	\$25,000 - \$34,999	12.6%	12.6%	12.0%
<b>2018 Dist. by Race &amp; Ethnicity</b>				2018 Estimate	36.4	38.8	34.7	\$35,000 - \$49,999	16.9%	15.9%	14.0%
White Alone	28.4%	35.6%	39.3%	2023 Projection	37.1	39.2	35.2	\$50,000 - \$74,999	20.5%	19.3%	17.0%
Black Alone	60.2%	54.7%	51.7%					\$75,000 - \$99,999	11.7%	11.5%	11.2%
American Indian Alone	0.4%	0.3%	0.4%	<b>Average Household Size</b>				\$100,000 - \$149,999	8.2%	11.3%	11.1%
Asian Alone	2.5%	2.6%	2.4%	2010 Census	2.31	2.36	2.36	\$150,000 - \$199,999	2.6%	3.0%	4.2%
Pacific Islander Alone	0.2%	0.1%	0.2%	2018 Estimate	2.33	2.36	2.37	\$200,000 and Up	2.9%	3.3%	5.3%
Some Other Race Alone	4.9%	3.9%	3.1%	2023 Projection	2.33	2.36	2.37				
Two or More Races	3.4%	2.8%	2.8%					<b>2018 Business Data</b>			
Hispanic Origin (Any Race)	8.9%	7.8%	7.2%	<b>2018 Housing Data</b>				Total Businesses:	481	1,815	3,832
				Owner Occ. Housing Units	1,243	10,957	25,570	Total Employees:	4,486	23,462	49,762
				Renter Occ. Housing Units	1,768	9,513	21,837				