



Residential Development Opportunity

BARR ROAD, LEXINGTON, SC | ±202.84 AC | \$9,000,000 | \$44,369/AC

PRELIMINARY PLANNING COMMISSION APPROVAL



TRANSACTION TEAM



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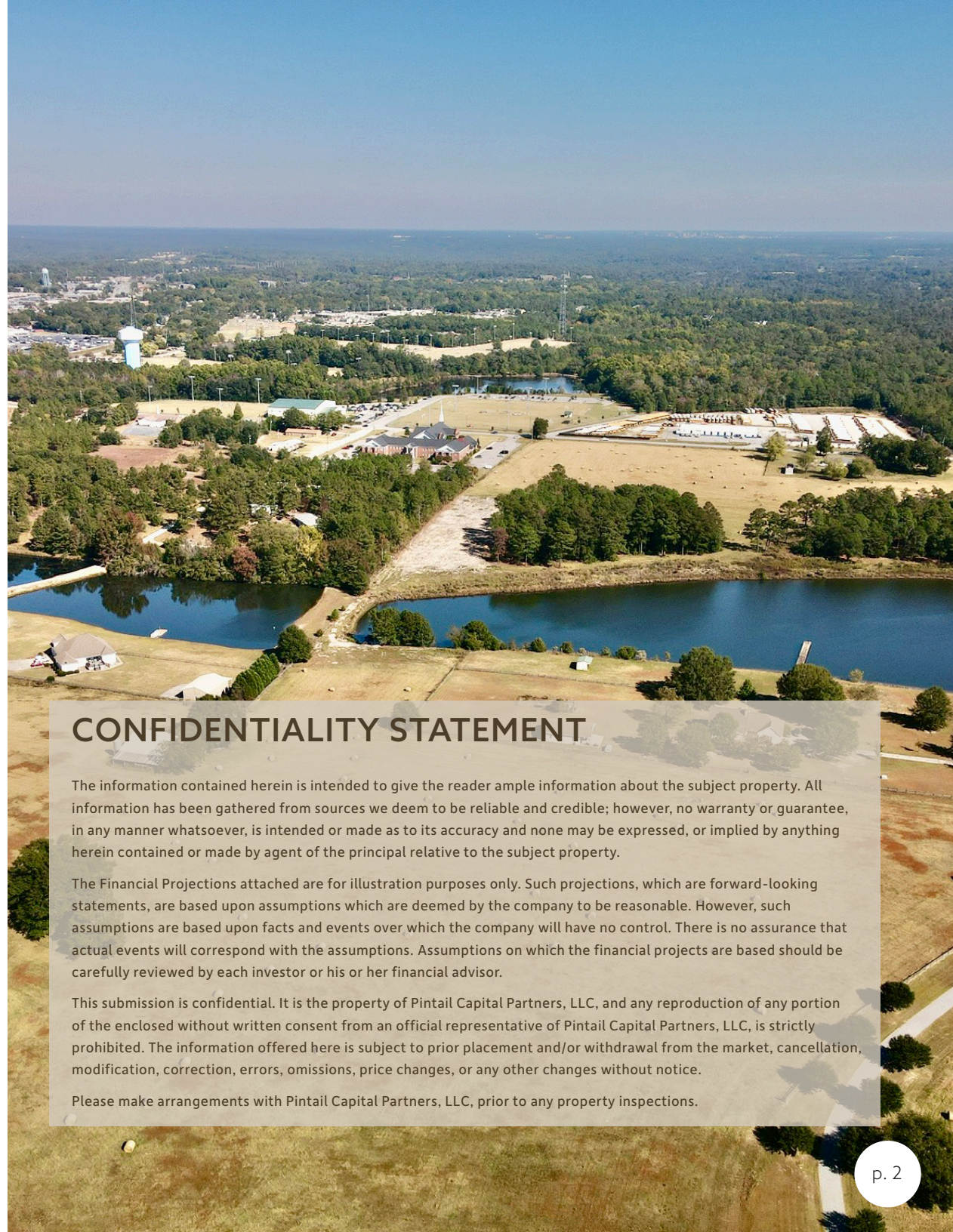
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CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed, or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

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EXECUTIVE SUMMARY

Barr Road, Lexington, SC

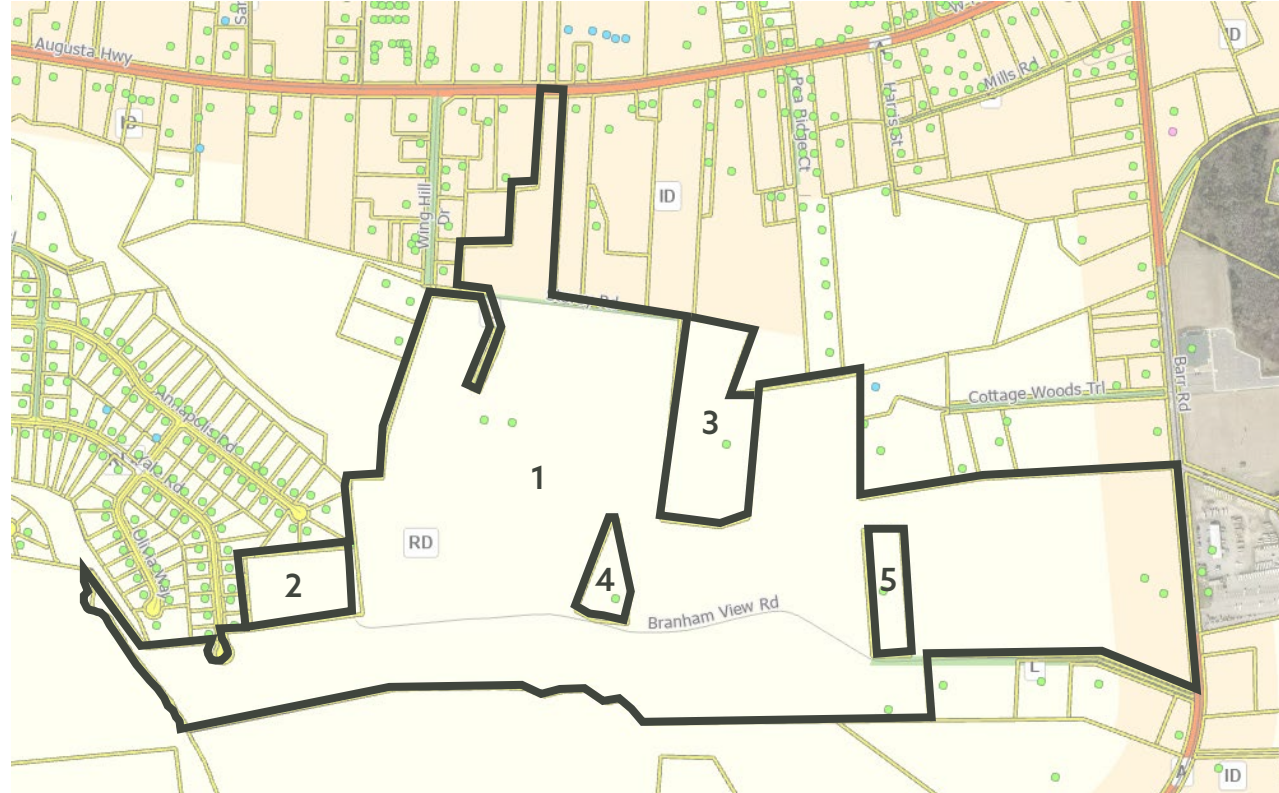
PROPERTY DETAILS

Total Acreage:	202.84 AC
Parcel 1:	181.07 AC
Parcel 2:	5.17 AC
Parcel 3:	11.20 AC
Parcel 4:	2.23 AC
Parcel 5:	3.17 AC
County:	Lexington County, SC
Current Zoning:	RD, ID
Utilities:	Sewer/Water
Annexation:	Required for S/W
Proposed Annexed Zoning:	PR-1*

LOCATION HIGHLIGHTS

Located along W. Main Street in the heart of bustling Lexington, SC, the Subject Property offers a developer the opportunity to take down one of the largest residential tracts in the area.

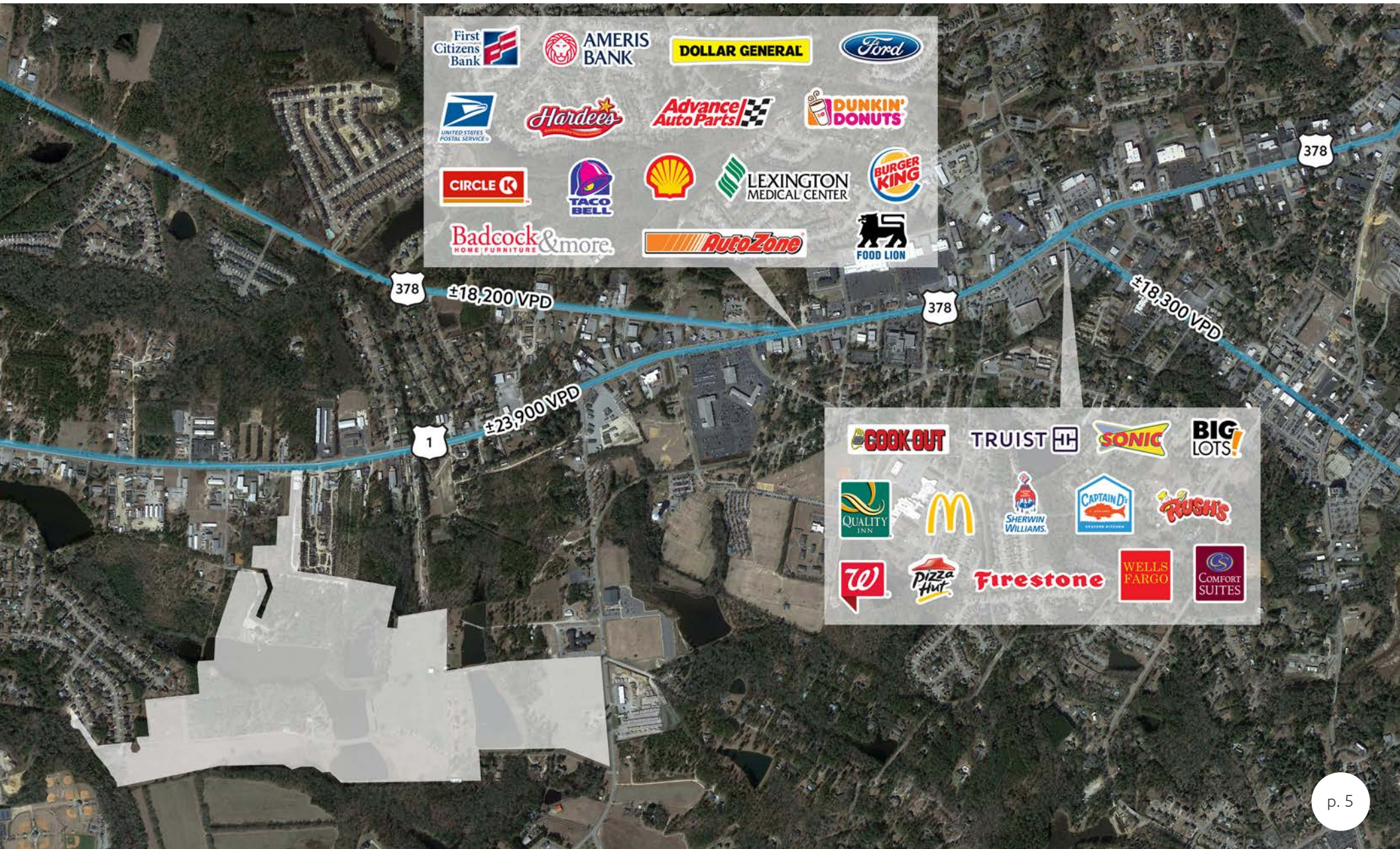
**Based on comments from Town Council*



PROPERTY LOCATION: *Lexington, SC*

Key Distances

Downtown Columbia	16.3 miles
Lake Murray	5.5 miles
University of South Carolina	15.7 miles
Columbia Metropolitan Airport	10.2 miles
I-26	10.2 miles
I-20	3.4 miles



UTILITY INFORMATION*

SEWER:

- 18" sewer line on Barr Road; 10" sewer line on Ballpark Road
- No capacity issues with either
- All sewer is force-main, and pump stations would be required.
- For Commercial use, pump stations are privately owned, operated and maintained. For Single Family, the developer builds to Town of Lexington's specs and turns over to Town to operate and maintain.
- Tap fees: once annexed into Town of Lexington = \$2,700/each

WATER:

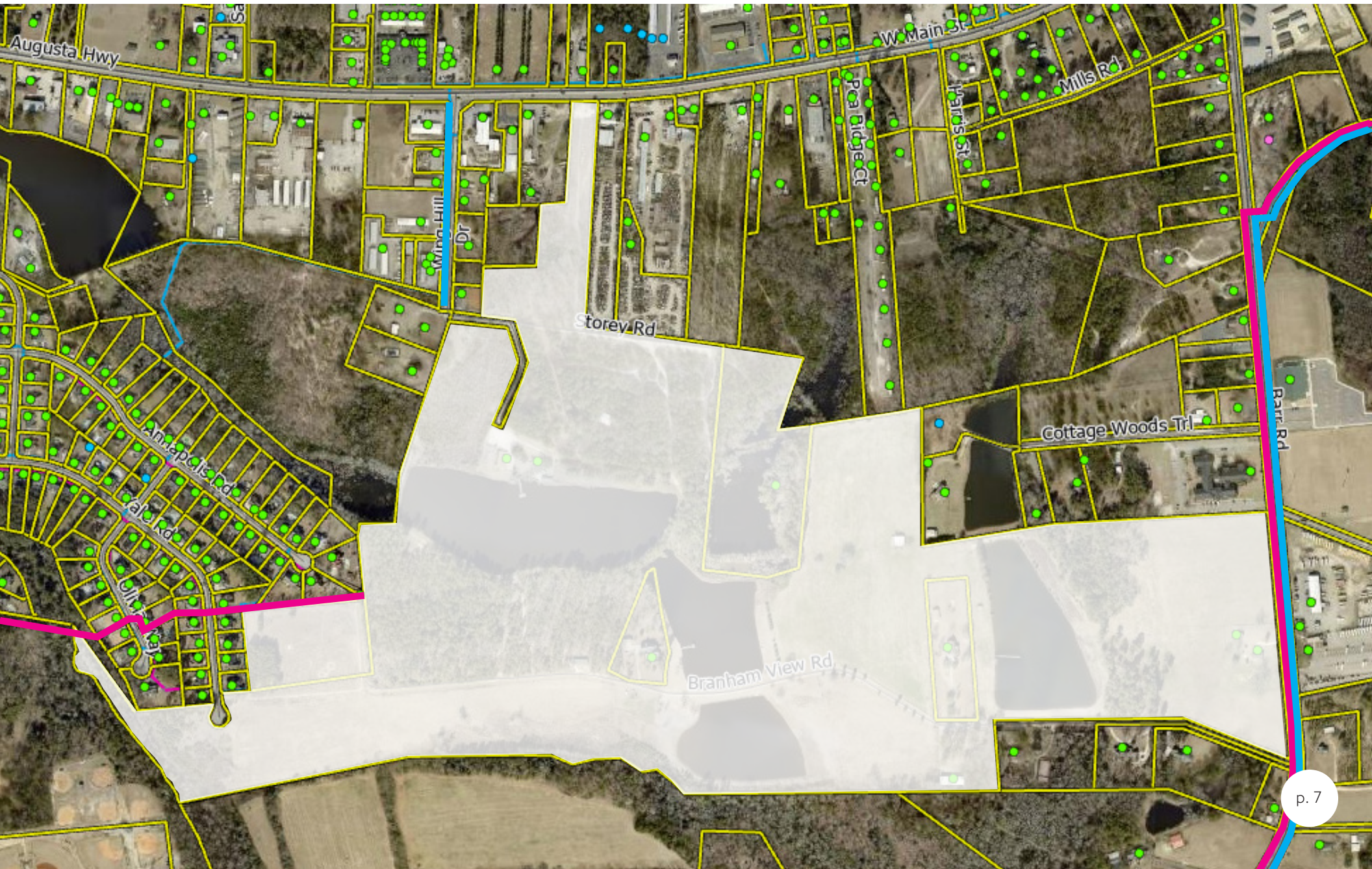
- 8" water main located on Wing Hill Drive, which is sufficient to service the entire development without any capacity issues. Additional water available on Barr Road.
- Tap fees: once annexed into Town of Lexington = \$1,250/each

GAS: Dominion Energy

* Per discussion with Rosemarie Nuzzo at Town of Lexington (803-951-4646 | rnuzzo@lexsc.com)

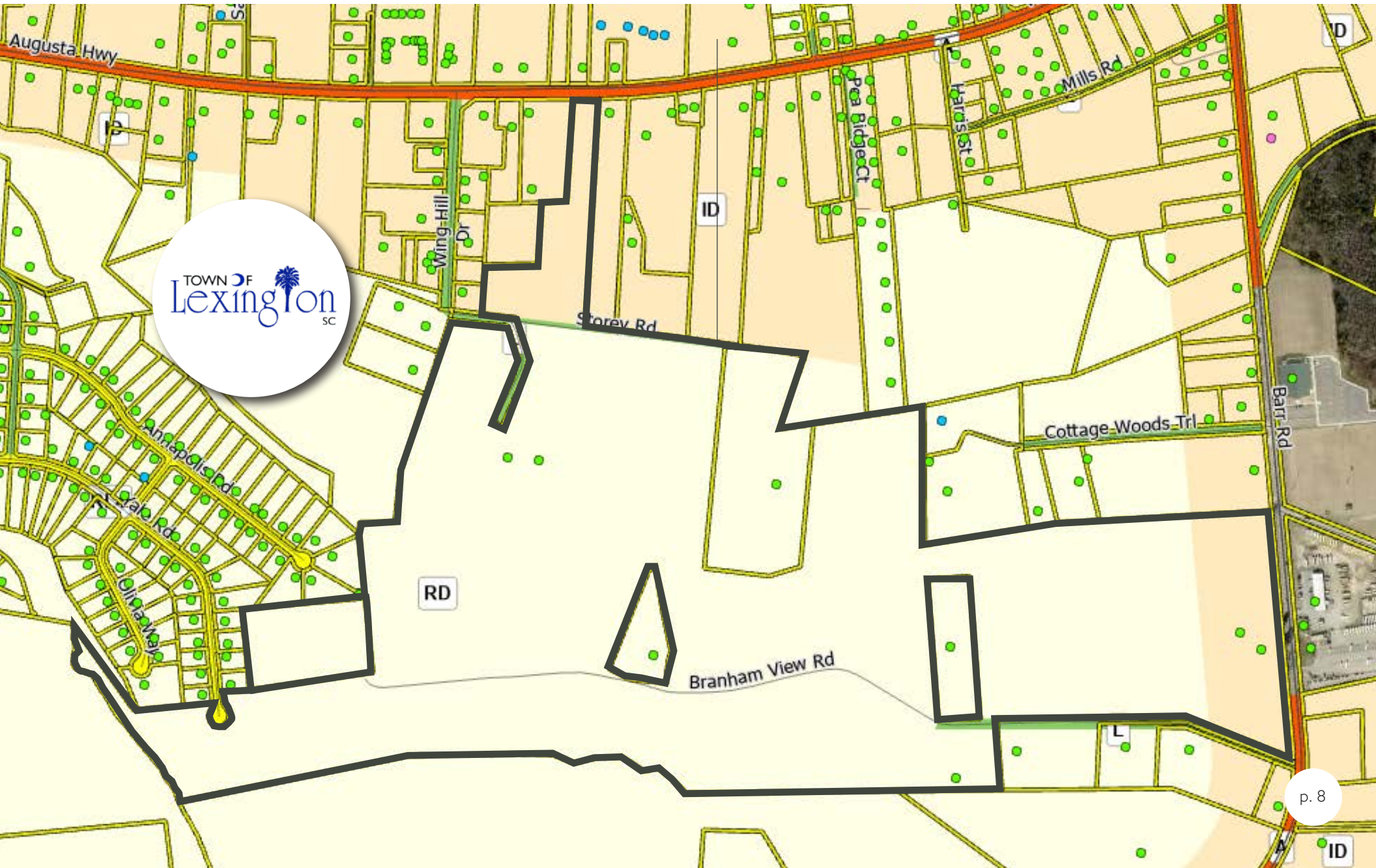
UTILITY MAP

-  Sewer
-  Water

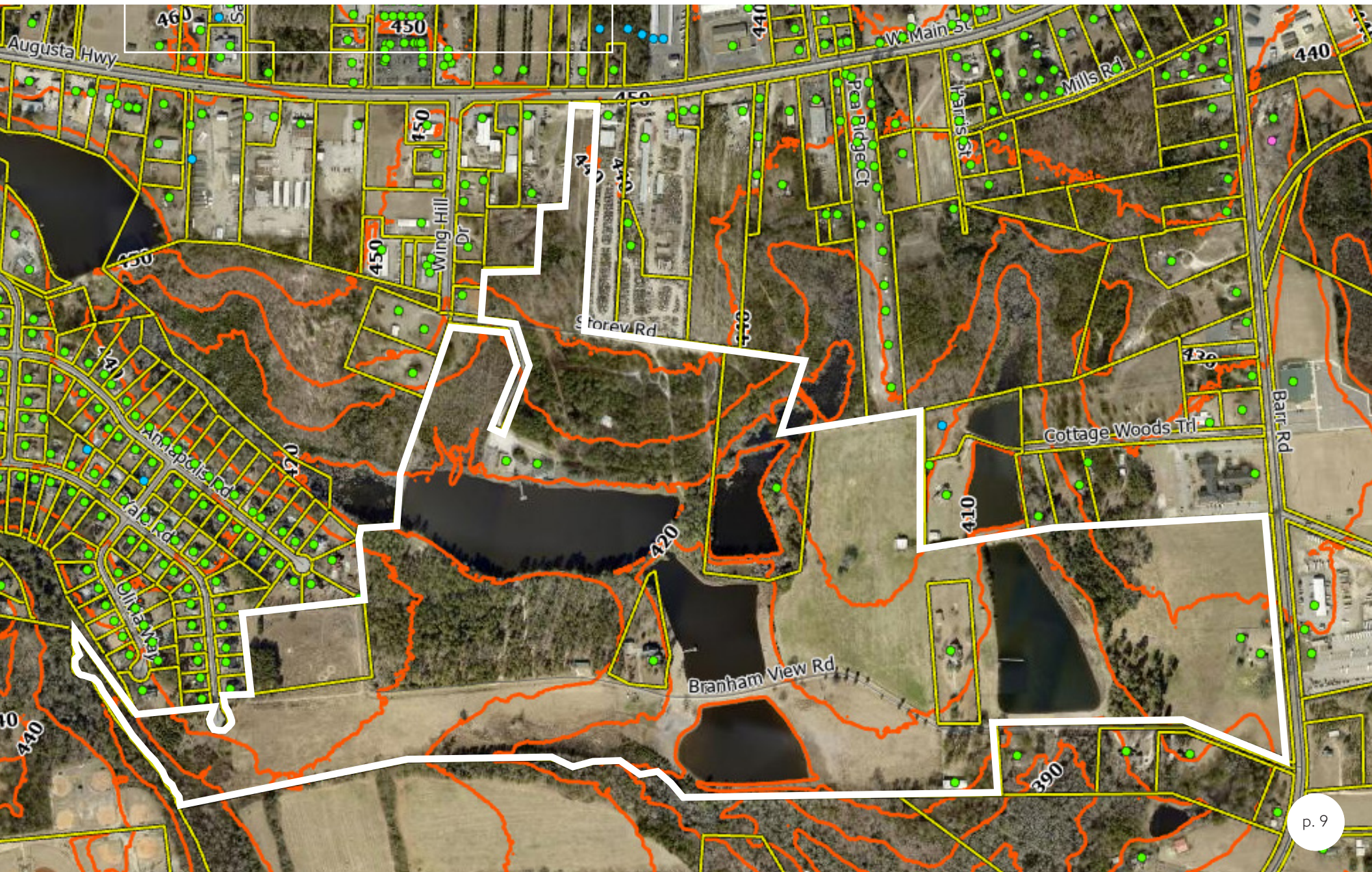


CURRENT ZONING

Property would need to be annexed into the Town of Lexington for water/ sewer servicing and property would be rezoned during annexation.



TOPOGRAPHY



CONCEPTUAL LAYOUT

Approved at Planning Commission Level in 2024.

CONCEPTUAL SITE DEVELOPMENT INFO

TOWN OF LEXINGTON ZONING: RD / ID

TOTAL ACREAGE: ±161.9 ACRES
TOTAL ROADWAY PROPOSED: ±16,774.35 LF
TOTAL LOTS PROPOSED: 310 LOTS
OVERALL DENSITY: 1.9 UNITS / ACRE

AREA A (SINGLE FAMILY):
TOTAL PROPOSED: 148 LOTS
PROPOSED LOT SIZE: 75' x 110' / 8,250 SF
PROPOSED ZONING: PR - 1

AREA B (SINGLE FAMILY):
TOTAL PROPOSED: 77 LOTS
PROPOSED LOT SIZE: 75' x 110' / 8,250 SF
PROPOSED ZONING: PR - 1

AREA C (SINGLE FAMILY):
TOTAL PROPOSED: 56 LOTS
PROPOSED LOT SIZE: 66' x 110' / 7,260 SF
PROPOSED ZONING: PR - 1

AREA D (SINGLE FAMILY):
TOTAL PROPOSED: 44 LOTS
PROPOSED LOT SIZE: 52' x 110' / 5,720 SF
PROPOSED ZONING: PR - 2

AREA D:
LOTS: 44
TYP SIZE: 63' X 125'
7,875 SF
PR-1

AREA A:
LOTS: 131
TYP SIZE: 63' X 120'
7,560 SF
PR-1

AREA B:
LOTS: 77
TYP SIZE: 75' X 110/120'
8,250 SF
PR-1

AREA C:
LOTS: 58
TYP SIZE: 63' X 120/125'
7,560 SF
PR-1



AREA SCHOOLS

LEXINGTON COUNTY SCHOOL DISTRICT ONE: Ranked #3 school district in the state of South Carolina



As one of the fastest-growing school districts in the state, ranking sixth in total enrollment, Lexington County School District One has established an excellent academic reputation.

Lexington District One serves more than 27,000 students from Pre-K to Grade 12 with more than 3,600 employees (not including substitutes) and 31 schools (17 elementary schools, eight middle schools, five high schools, one technology center). The district also has an alternative education services program designed to help students at risk of expulsion.

This property is zoned for the following schools:

Pleasant Hill Elementary School
Lexington Elementary School
Pleasant Hill Middle School
Lexington High School



Pleasant Hill Elementary School



Lexington Elementary School



Pleasant Hill Middle School



Lexington High School

AREA DEMOGRAPHICS

2022 SUMMARY

1 MILE

3 MILE

5 MILE

POPULATION	3,547	35,760	75,312
HOUSEHOLDS	1,288	13,631	28,626
FAMILIES	726	7,682	10,722
AVG. HH SIZE	2.3	2.5	2.6
OWNER-OCCUPIED HOUSING UNITS	972	11,349	25,092
RENTER-OCCUPIED HOUSING UNITS	469	3,875	6,750
MEDIAN AGE	41.3	39.7	39.9
MEDIAN HH INCOME	\$87,681	\$88,350	\$89,070
AVERAGE HH INCOME	\$121,252	\$118,367	\$121,532

MARKET OVERVIEW: *Lexington, SC*

Located minutes away from the state's capital city, Lexington offers all the benefits of a cosmopolitan area in a quiet hometown setting. The city's small town charm and access to endless recreational activities around Lake Murray have made it a popular suburb to Columbia. It is the county seat of Lexington County and **the county's most populated town.**

From 2010 to 2022, Lexington County's population grew **15.7%** — **more than double the national average of 7.7%** and higher than the 14% statewide average.

The area is home to 8 institutions of higher education. Largest among them is the the **University of South Carolina** and includes **Allen University, Benedict College, Columbia College, Midlands Technical College** and the **University of South Carolina Medical School** and **University of South Carolina School of Law.**

CENTRALLY LOCATED

94 miles to Charlotte, NC
90 miles to Greenville, SC
119 miles to the SC Coast
214 miles to Atlanta, GA

IN THE STATE

Lexington is considered to be the fastest-growing area in the Midlands.

MAJOR EMPLOYERS

Amazon.com
BlueCross BlueShield of SC
Dominion Energy
Prisma Health
South Carolina State House
University of South Carolina
US Army Base Fort Jackson





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