

# Edmund Hwy Land

EDMUND HIGHWAY & S LAKE DR, LEXINGTON, SC 29073



Land

FOR  
Sale

SIZE  
±246 AC

PRICE  
Call for Pricing



## Overview

±246 Acres along Edmund Highway and S Lake Drive

Zoned: (ID) Intensive Development District subject to Neighborhood Appearance District Overlay (*accommodates a variety of land use activities, including high-density residential and intensive non-residential uses*)

Water Main and Force Main located in S. Lake Drive (capacity not guaranteed)

Located in Lexington School District #2

Lexington County PIN: 008800-02-053

±8.7 miles to Columbia Metropolitan Airport

±3.8 miles to the intersection of S. Lake Dr. and Platt Springs Rd. with major retailers such as Publix, Food Lion, Walmart Supercenter, & Lowe's Home Improvement

## ±246 Acres Land for Sale



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Senior Vice President  
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Rhett Bost  
Carolina Timberland Sales  
(803) 230 7233

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

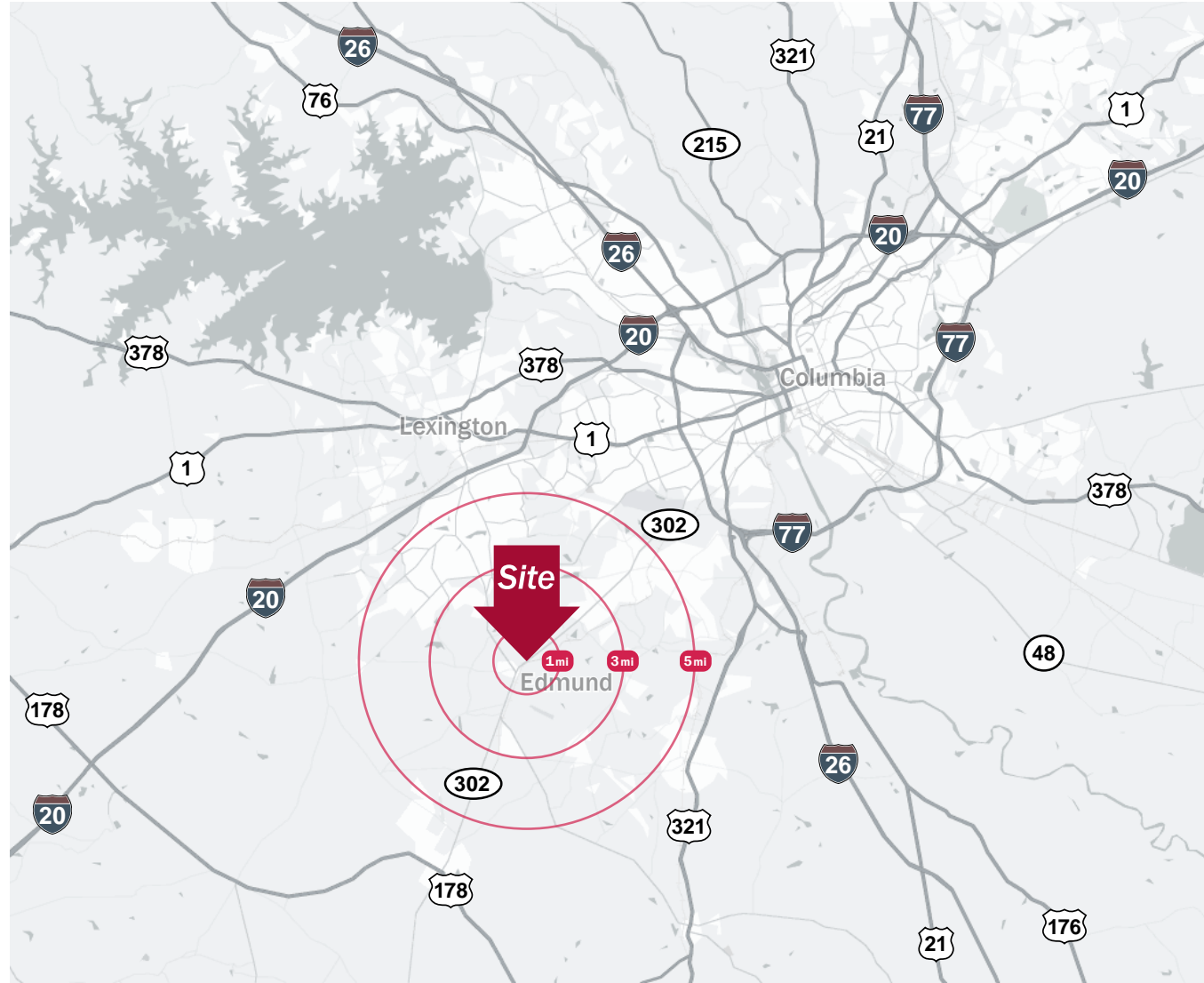
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	580	10,869	41,504
Growth Rate	1.74%	1.28%	1.43%
Avg. HH Income	\$75,431	\$86,841	\$79,899

### Traffic Count

Source: Esri® 2024

	AADT
Edmund Hwy	18,700 (2024)
Hwy 6 / S Lakes Dr	16,500 (2024)



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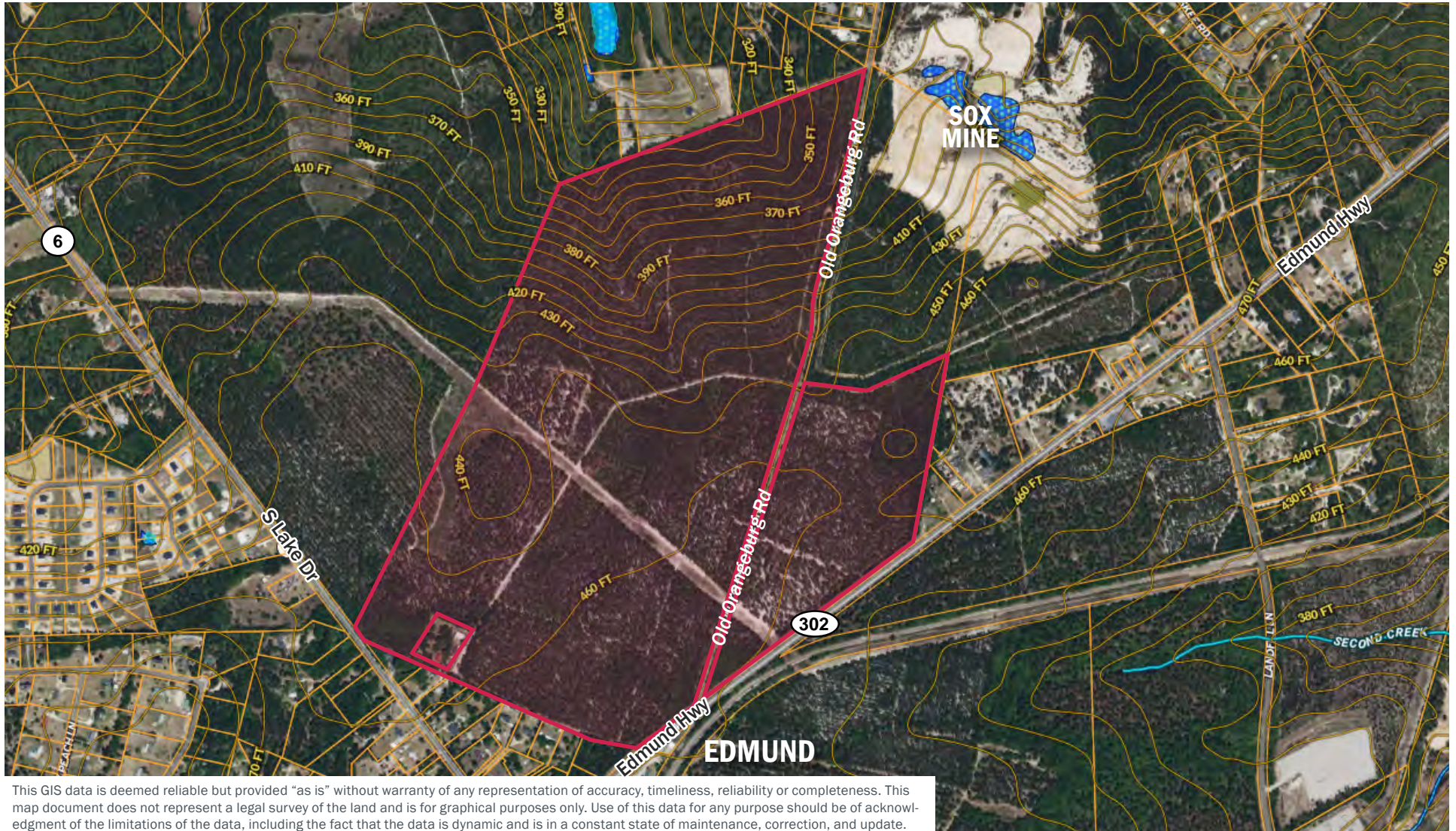
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## Site Topography

\*10 foot contours



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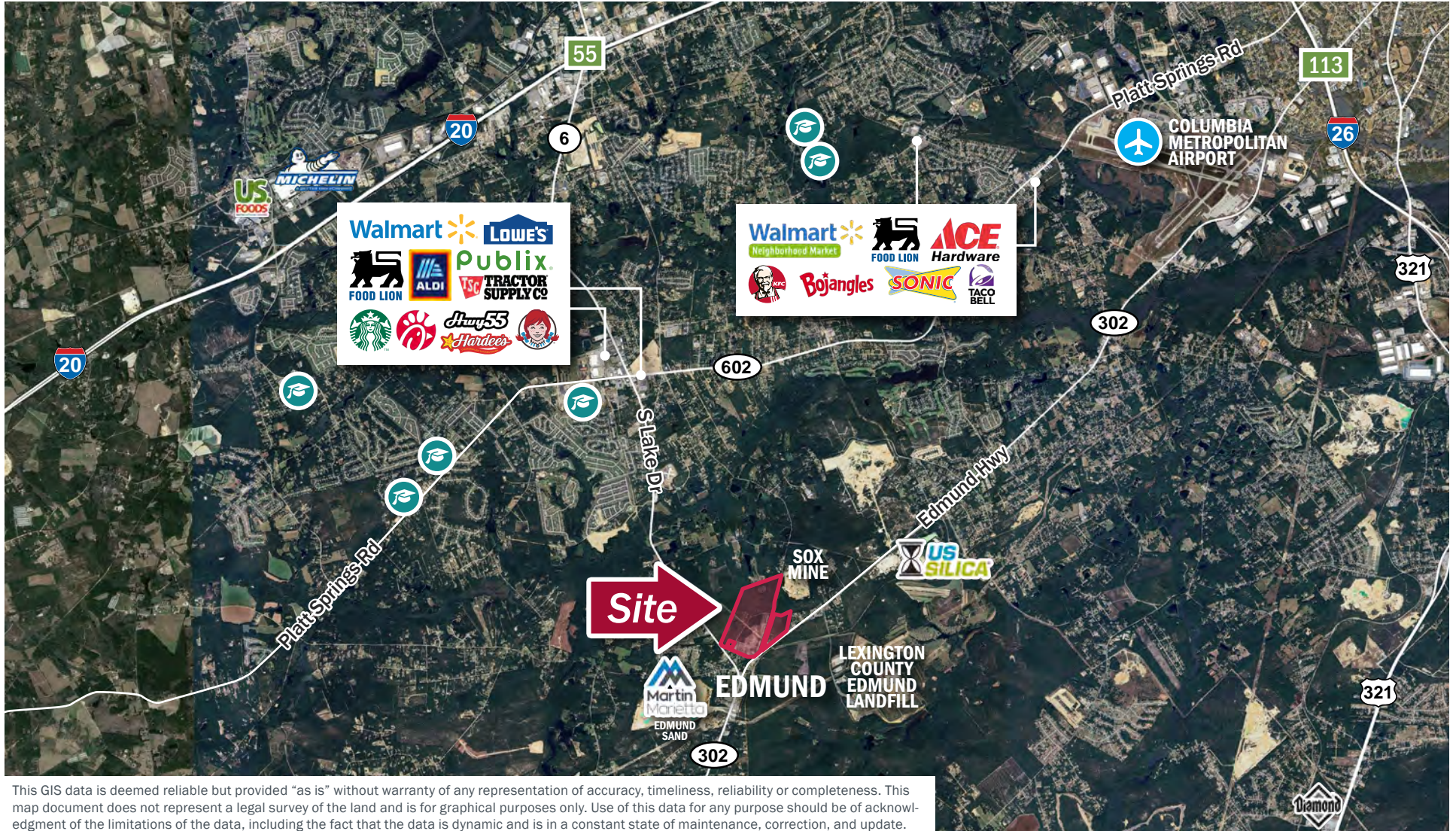
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## Market Aerial



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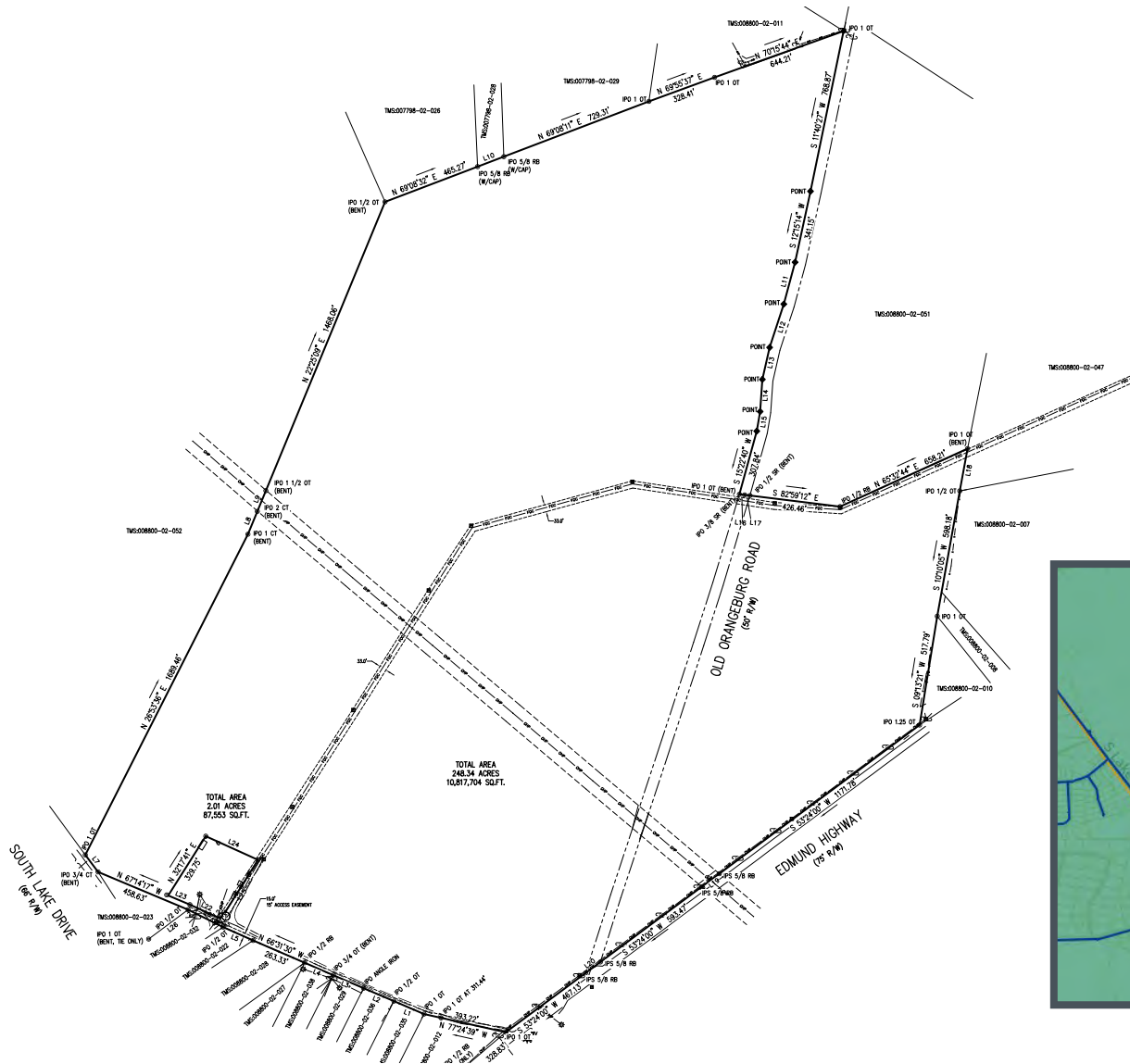
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## Site Plat

\*Power and Fiber Optic easements traverse the property



### WATER & SEWER MAP



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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