

Executive Summary



OFFERING SUMMARY

| | |
|---------------|-------------|
| Sale Price: | \$2,200,000 |
| Lot Size: | 83 Acres |
| Price / Acre: | \$26,506 |
| Zoning: | RSM |

PROPERTY OVERVIEW

Opportunity doesn't knock twice — and River Ridge Lane is knocking loud. We proudly presents one of Newberry County's most compelling land investment offerings: 83± acres of pre-platted subdivision land with underground power already in the ground, sitting squarely in the path of South Carolina's relentless Midlands growth. This is not your average raw land deal. The heavy lifting has been started. The lots are laid out. All that's missing is the right developer or investor to take it across the finish line.

PROPERTY HIGHLIGHTS

- ±83 Acres of Pre-Platted Residential Development Land
- Underground Power Infrastructure Already Installed
- Subdivision Layout Completed - Heavy Lifting Started
- Positioned in the Path of Rapid Midlands Growth
- Rare Opportunity for Builders, Developers & Investors
- Significant Time and Cost Savings with Existing Improvements
- Ideal for Residential Development or Phased Buildout
- Located in Growing Newberry County Market

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Additional Photos



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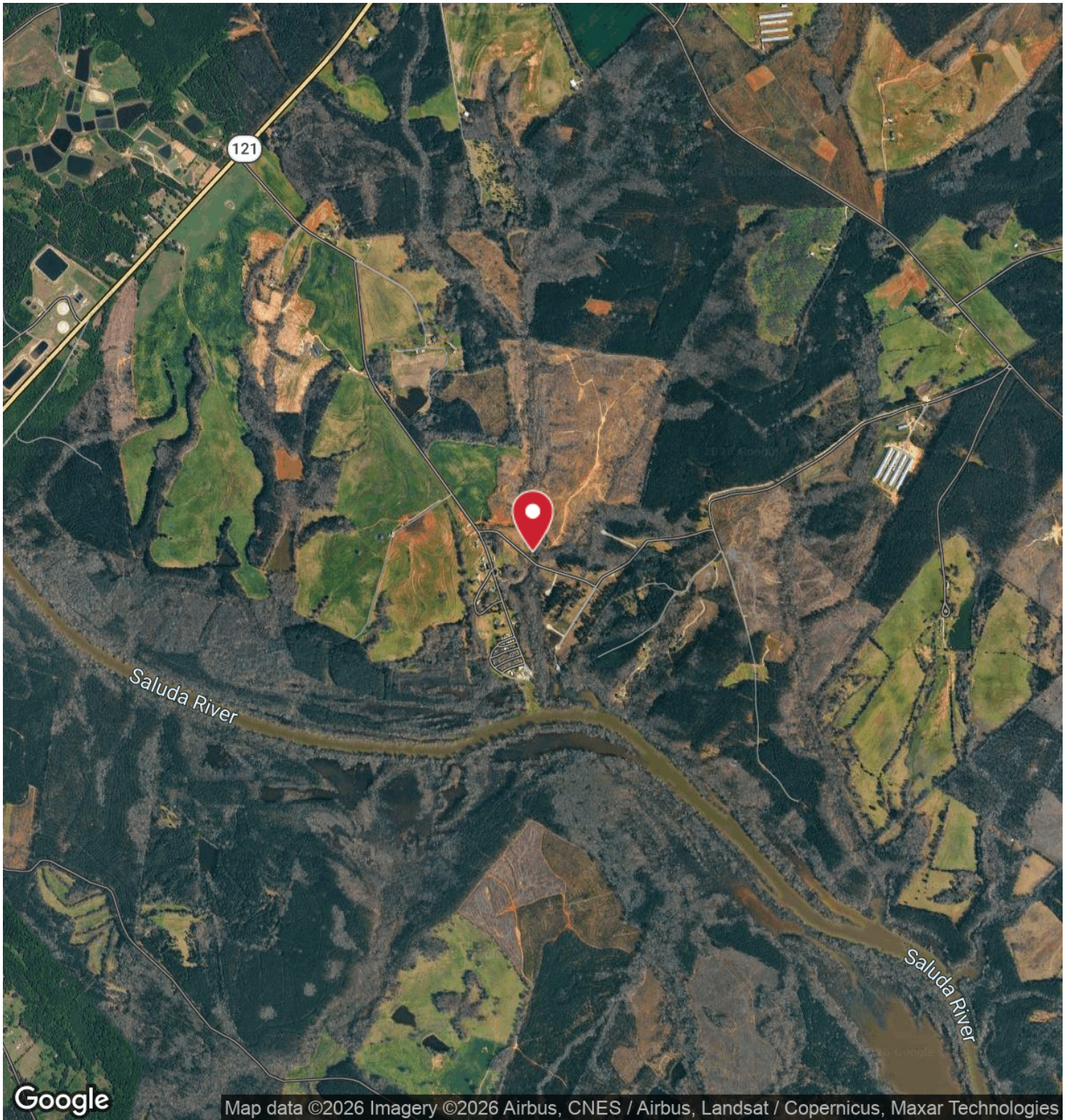
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Location Map



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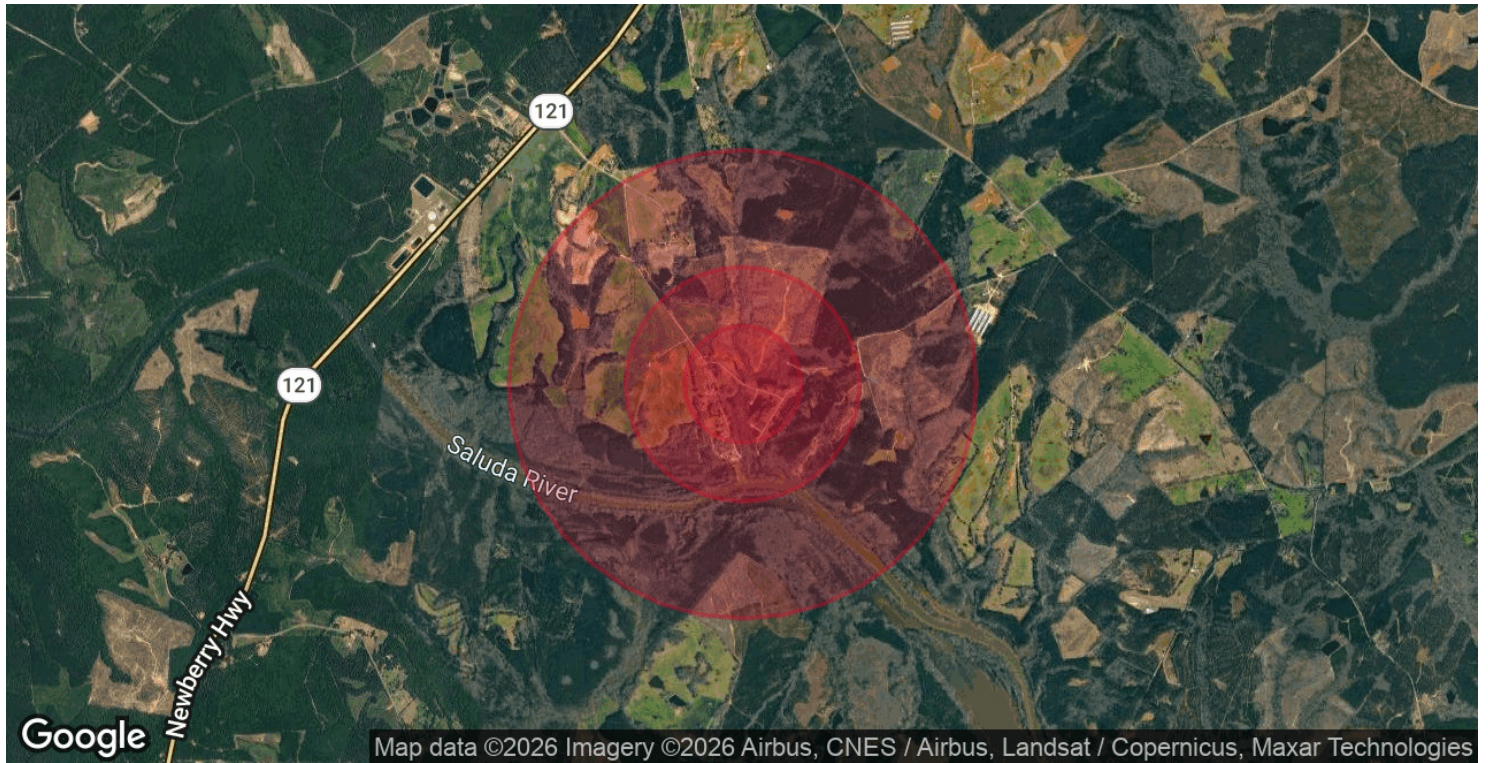
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Demographics Map & Report



POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 7 | 29 | 107 |
| Average Age | 49.1 | 46.9 | 45.3 |
| Average Age (Male) | 47.7 | 45.6 | 44.1 |
| Average Age (Female) | 50.3 | 48.0 | 46.3 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 3 | 12 | 44 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$82,542 | \$81,509 | \$78,906 |
| Average House Value | \$171,696 | \$150,738 | \$141,909 |

2023 American Community Survey (ACS)

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