

**23.55+/- Acres - Kelly Mill Road, Elgin**

**Richland County, SC**



**Southeastern Land Brokerage, LLC**  
**South Carolina - North Carolina - Georgia - Arkansas**

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Columbia SC 29201  
www.selandbrokerage.com

**Property Summary for Richland County TMS# R26100-02-02**

Asking Price: \$325,000 (\$13,800/acre)  
Address: Kelly Mill Road (at intersection of Old Kelly Mill Road)  
Property Type: Residential Land  
Tax District: 2DP  
Zoning: RU Rural District  
Sewer: Available – Palmetto Utilities (803) 873-1655  
Water: Available – City of Columbia (803) 545-3000  
Acreage: 23.55

**School District – Richland Two**

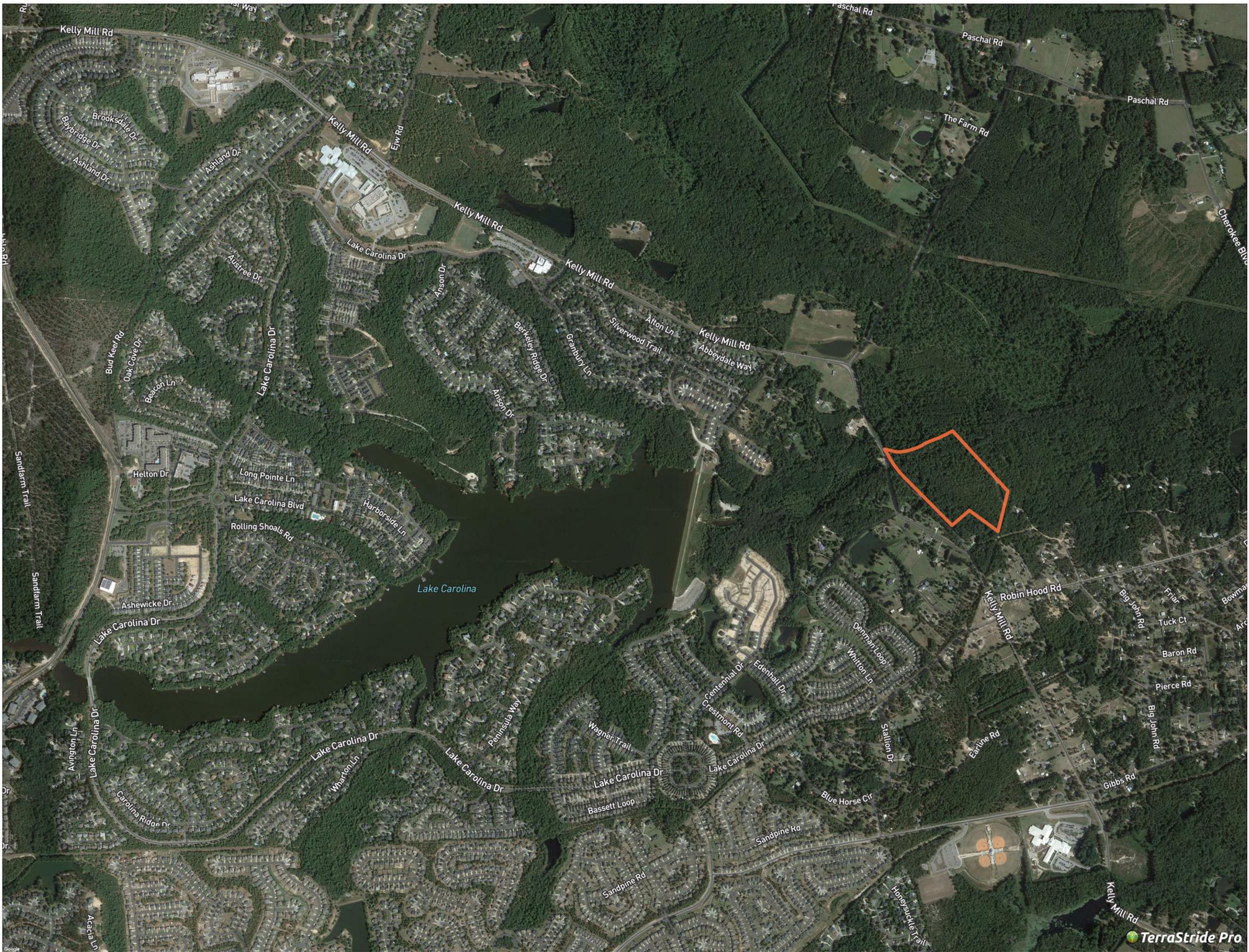
Elementary: Bridge Creek  
Middle: Kelly Mill  
High: Ridge View  
Grid Code: 8110

**Recent Sales Comparables**

Parcel number	Date	Sale Price	Acreage	Price Per Acre
R17300-05-08	1/12/2018	\$369,000.00	23.95	\$16,043.48
R20500-04-29	8/14/2015	\$744,705.00	19.02	\$39,153.79
R26000-01-33	3/18/2016	\$325,000.00	27.06	\$12,010.35
R26000-03-02	11/9/2016	\$290,000.00	27.52	\$10,537.79
R20506-05-01	3/30/2017	\$990,000.00	27.30	\$36,263.74
R20600-04-06	9/15/2015	\$173,500.00	15.09	\$11,497.68
R20500-04-01	12/6/2016	\$1,056,720.00	36.32	\$29,094.71
R20600-04-08	12/29/2016	\$253,000.00	22.00	\$11,500.00

**Average \$/acre**  
\$20,762.69





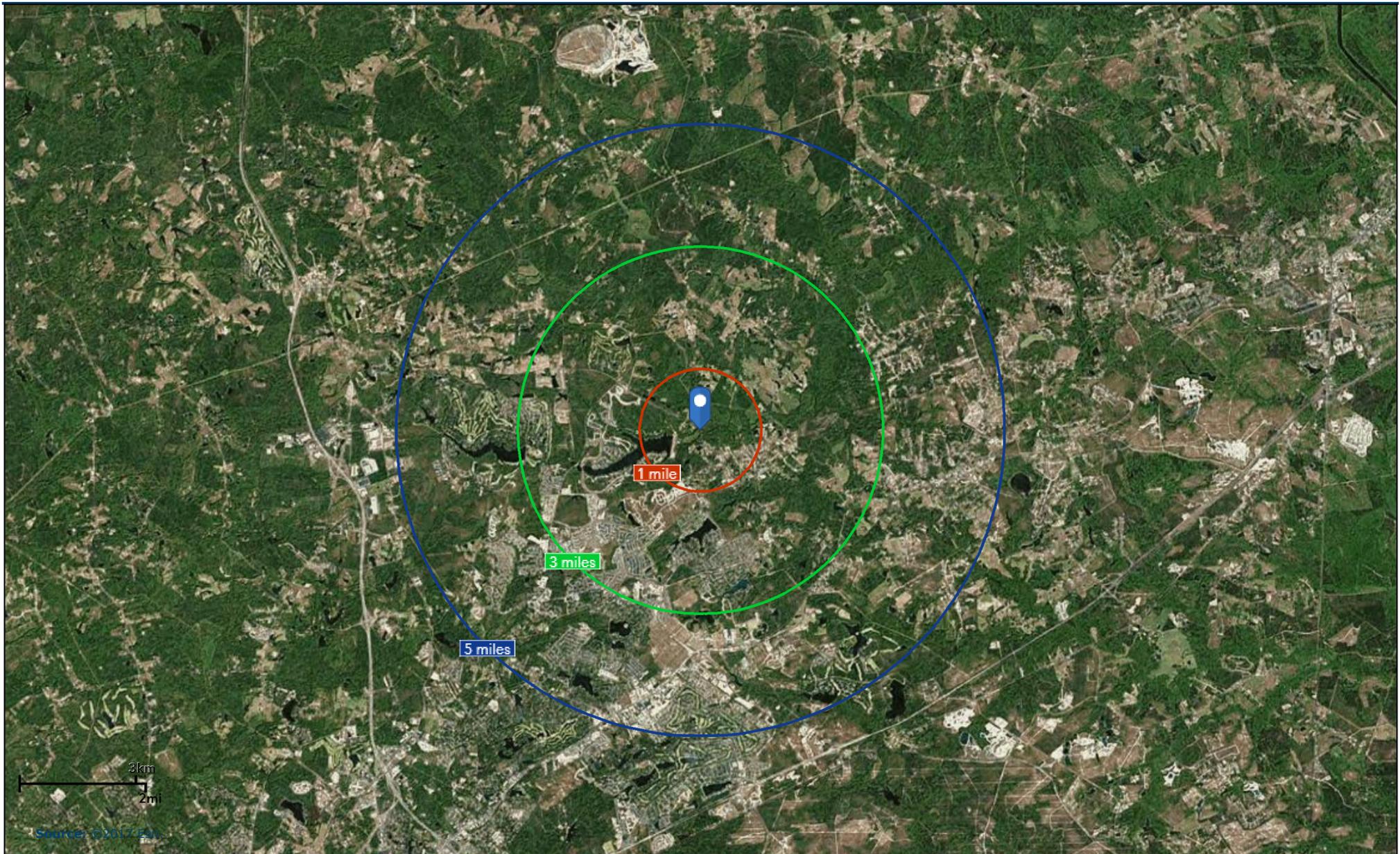


**26100-02-02**

Existing Sewer  
08/29/2018

-  Excellent
-  Fair
-  Poor
-  Unknown
-  Gravity Main
-  Pressurized Main
-  Wet Well
-  Grinder
-  Submersible
-  Other
-  Unknown







# Demographic and Income Profile

Subject  
800 Kelly Mill Rd, Elgin, South Carolina, 29045  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 34.17995  
Longitude: -80.86757

Summary	Census 2010	2017	2022
Population	3,111	3,927	4,298
Households	1,010	1,266	1,385
Families	799	989	1,076
Average Household Size	3.08	3.10	3.10
Owner Occupied Housing Units	831	1,030	1,127
Renter Occupied Housing Units	179	236	259
Median Age	33.1	33.7	34.2
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.82%	1.21%	0.83%
Households	1.81%	1.21%	0.79%
Families	1.70%	1.09%	0.71%
Owner HHs	1.82%	1.20%	0.72%
Median Household Income	1.99%	2.38%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	104	8.2%	102	7.4%
\$15,000 - \$24,999	54	4.3%	49	3.5%
\$25,000 - \$34,999	30	2.4%	26	1.9%
\$35,000 - \$49,999	138	10.9%	114	8.2%
\$50,000 - \$74,999	361	28.5%	376	27.1%
\$75,000 - \$99,999	223	17.6%	265	19.1%
\$100,000 - \$149,999	209	16.5%	257	18.6%
\$150,000 - \$199,999	102	8.1%	137	9.9%
\$200,000+	44	3.5%	60	4.3%
Median Household Income	\$69,560		\$76,749	
Average Household Income	\$84,915		\$96,828	
Per Capita Income	\$29,339		\$33,441	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	276	8.9%	330	8.4%	359	8.4%
5 - 9	316	10.2%	385	9.8%	407	9.5%
10 - 14	296	9.5%	358	9.1%	388	9.0%
15 - 19	212	6.8%	244	6.2%	265	6.2%
20 - 24	115	3.7%	147	3.7%	143	3.3%
25 - 34	439	14.1%	592	15.1%	655	15.2%
35 - 44	619	19.9%	744	18.9%	842	19.6%
45 - 54	388	12.5%	441	11.2%	444	10.3%
55 - 64	266	8.5%	379	9.6%	407	9.5%
65 - 74	130	4.2%	228	5.8%	283	6.6%
75 - 84	46	1.5%	67	1.7%	90	2.1%
85+	9	0.3%	13	0.3%	16	0.4%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,555	50.0%	1,853	47.2%	1,954	45.5%
Black Alone	1,238	39.8%	1,608	41.0%	1,775	41.3%
American Indian Alone	9	0.3%	11	0.3%	11	0.3%
Asian Alone	148	4.8%	223	5.7%	274	6.4%
Pacific Islander Alone	5	0.2%	9	0.2%	12	0.3%
Some Other Race Alone	56	1.8%	75	1.9%	89	2.1%
Two or More Races	100	3.2%	147	3.7%	183	4.3%
Hispanic Origin (Any Race)	182	5.9%	248	6.3%	299	7.0%

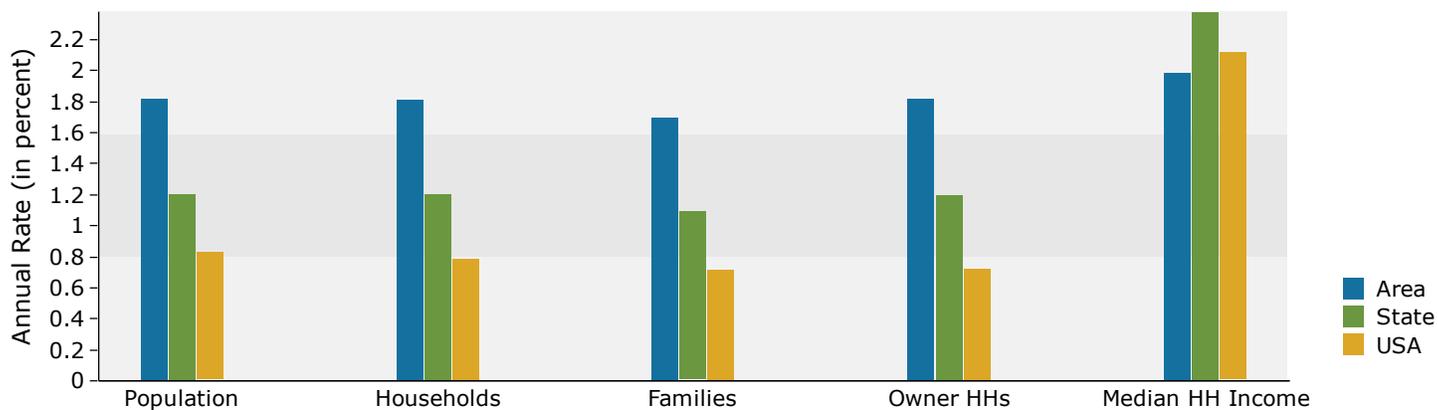
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

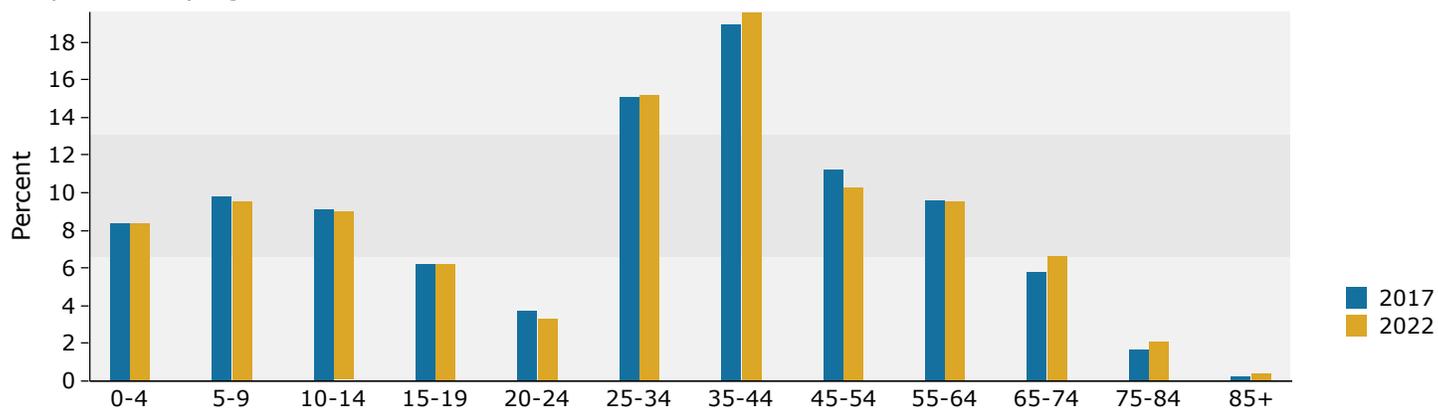
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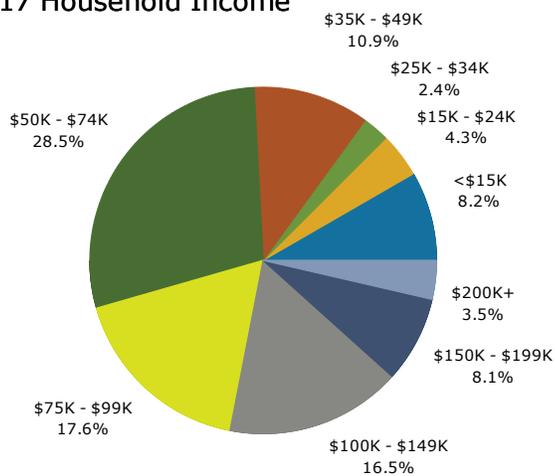
## Trends 2017-2022



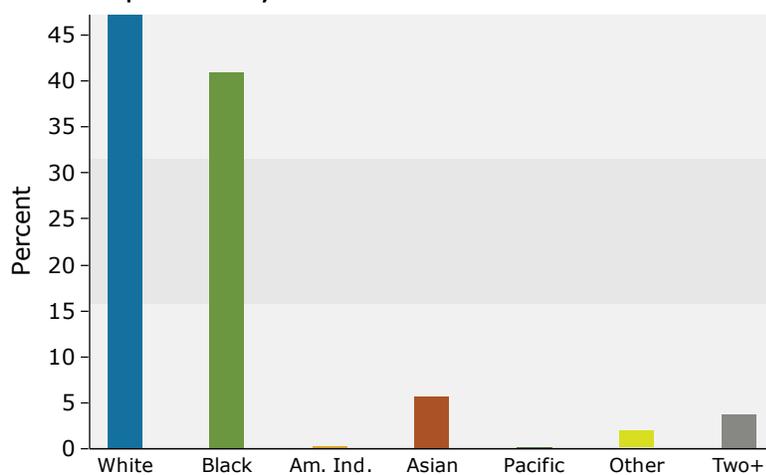
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 6.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

Subject  
800 Kelly Mill Rd, Elgin, South Carolina, 29045  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 34.17995  
Longitude: -80.86757

Summary	Census 2010	2017	2022
Population	31,131	35,900	38,718
Households	10,809	12,453	13,436
Families	8,520	9,708	10,420
Average Household Size	2.88	2.88	2.88
Owner Occupied Housing Units	9,077	10,374	11,189
Renter Occupied Housing Units	1,732	2,079	2,248
Median Age	33.3	34.5	34.8
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.52%	1.21%	0.83%
Households	1.53%	1.21%	0.79%
Families	1.43%	1.09%	0.71%
Owner HHs	1.52%	1.20%	0.72%
Median Household Income	1.63%	2.38%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	735	5.9%	722	5.4%
\$15,000 - \$24,999	538	4.3%	485	3.6%
\$25,000 - \$34,999	678	5.4%	579	4.3%
\$35,000 - \$49,999	1,445	11.6%	1,224	9.1%
\$50,000 - \$74,999	3,040	24.4%	3,180	23.7%
\$75,000 - \$99,999	2,314	18.6%	2,705	20.1%
\$100,000 - \$149,999	2,298	18.5%	2,729	20.3%
\$150,000 - \$199,999	932	7.5%	1,184	8.8%
\$200,000+	472	3.8%	629	4.7%
Median Household Income	\$72,492		\$78,580	
Average Household Income	\$86,642		\$98,005	
Per Capita Income	\$30,334		\$34,330	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,557	8.2%	2,752	7.7%	2,942	7.6%
5 - 9	2,969	9.5%	3,044	8.5%	3,161	8.2%
10 - 14	2,867	9.2%	3,070	8.6%	3,190	8.2%
15 - 19	2,344	7.5%	2,426	6.8%	2,590	6.7%
20 - 24	1,294	4.2%	1,868	5.2%	1,686	4.4%
25 - 34	4,401	14.1%	5,094	14.2%	5,959	15.4%
35 - 44	5,681	18.2%	6,033	16.8%	6,540	16.9%
45 - 54	4,400	14.1%	4,794	13.4%	4,669	12.1%
55 - 64	2,789	9.0%	3,846	10.7%	4,150	10.7%
65 - 74	1,279	4.1%	2,149	6.0%	2,686	6.9%
75 - 84	455	1.5%	679	1.9%	959	2.5%
85+	97	0.3%	145	0.4%	186	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,068	45.2%	15,698	43.7%	16,415	42.4%
Black Alone	14,361	46.1%	16,633	46.3%	18,000	46.5%
American Indian Alone	88	0.3%	96	0.3%	102	0.3%
Asian Alone	1,119	3.6%	1,541	4.3%	1,872	4.8%
Pacific Islander Alone	30	0.1%	47	0.1%	61	0.2%
Some Other Race Alone	501	1.6%	604	1.7%	703	1.8%
Two or More Races	964	3.1%	1,282	3.6%	1,565	4.0%
Hispanic Origin (Any Race)	1,610	5.2%	2,001	5.6%	2,377	6.1%

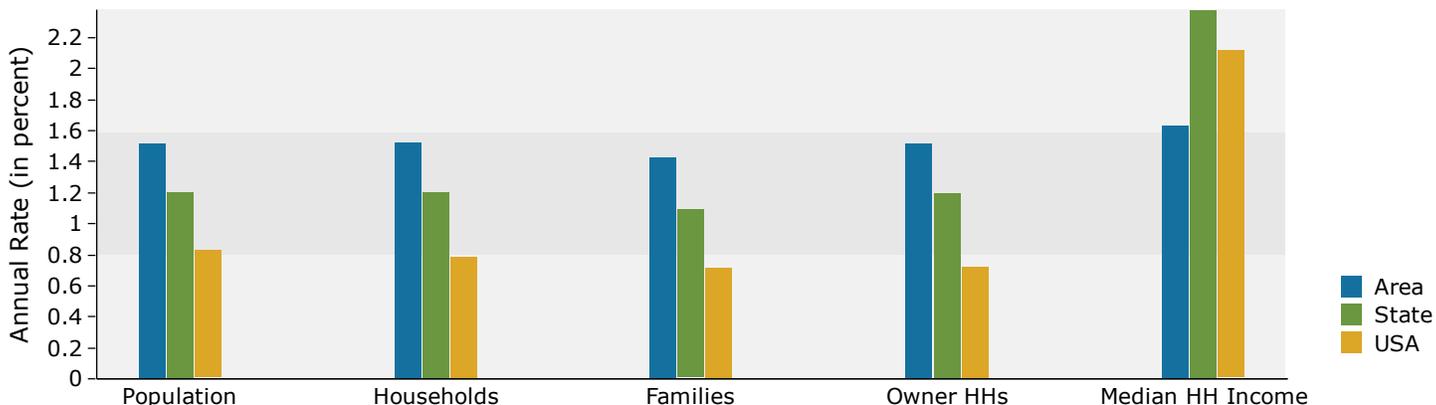
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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

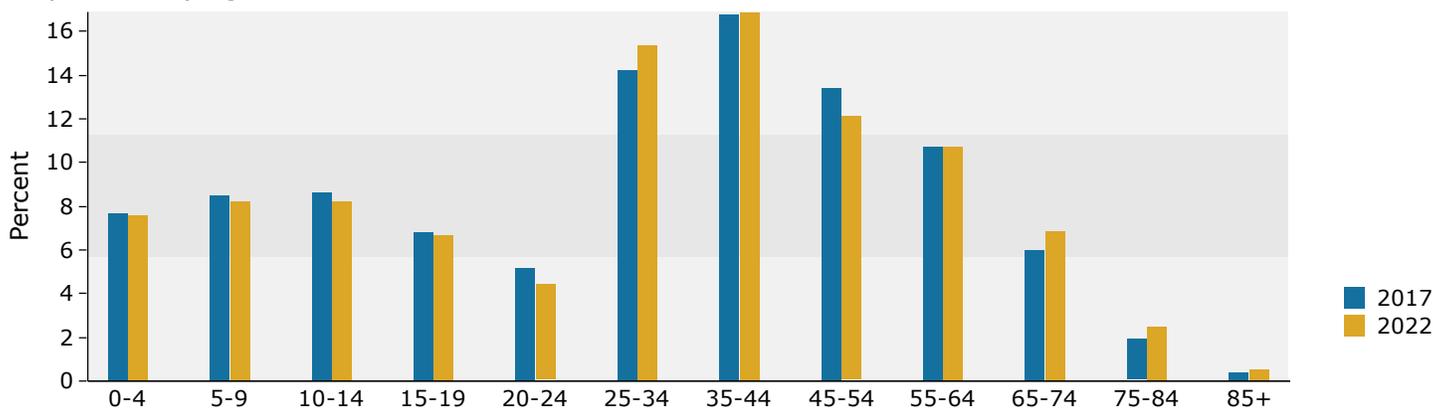
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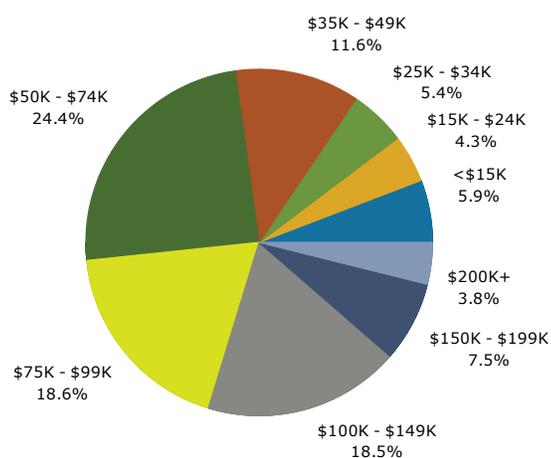
## Trends 2017-2022



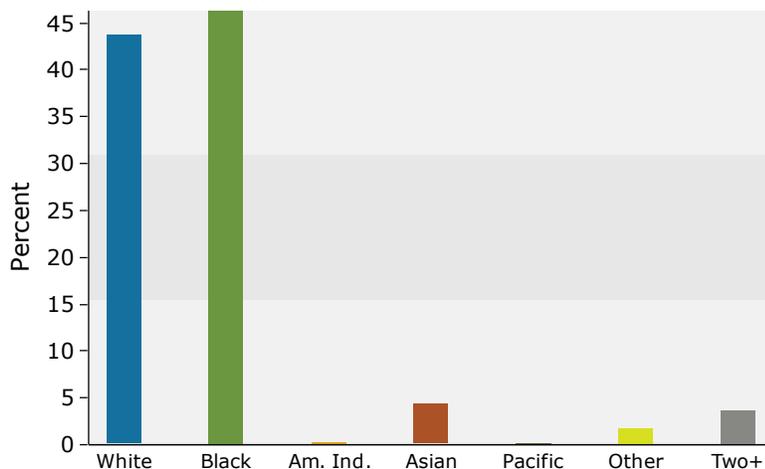
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 5.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.



# Demographic and Income Profile

Subject  
800 Kelly Mill Rd, Elgin, South Carolina, 29045  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 34.17995  
Longitude: -80.86757

Summary	Census 2010	2017	2022
Population	70,354	80,010	86,414
Households	25,121	28,617	30,925
Families	19,392	21,777	23,386
Average Household Size	2.80	2.79	2.79
Owner Occupied Housing Units	20,462	22,988	24,795
Renter Occupied Housing Units	4,659	5,629	6,130
Median Age	34.0	35.4	35.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.55%	1.21%	0.83%
Households	1.56%	1.21%	0.79%
Families	1.44%	1.09%	0.71%
Owner HHs	1.52%	1.20%	0.72%
Median Household Income	2.14%	2.38%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,841	6.4%	1,809	5.8%
\$15,000 - \$24,999	1,538	5.4%	1,419	4.6%
\$25,000 - \$34,999	2,086	7.3%	1,824	5.9%
\$35,000 - \$49,999	3,547	12.4%	3,066	9.9%
\$50,000 - \$74,999	6,425	22.5%	6,810	22.0%
\$75,000 - \$99,999	4,853	17.0%	5,760	18.6%
\$100,000 - \$149,999	5,009	17.5%	5,992	19.4%
\$150,000 - \$199,999	2,128	7.4%	2,667	8.6%
\$200,000+	1,191	4.2%	1,578	5.1%
Median Household Income	\$68,968		\$76,661	
Average Household Income	\$84,970		\$96,398	
Per Capita Income	\$30,473		\$34,592	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,406	7.7%	5,736	7.2%	6,173	7.1%
5 - 9	6,134	8.7%	6,166	7.7%	6,443	7.5%
10 - 14	6,188	8.8%	6,337	7.9%	6,623	7.7%
15 - 19	5,349	7.6%	5,388	6.7%	5,720	6.6%
20 - 24	3,177	4.5%	4,643	5.8%	4,286	5.0%
25 - 34	9,977	14.2%	11,181	14.0%	13,378	15.5%
35 - 44	11,997	17.1%	12,631	15.8%	13,453	15.6%
45 - 54	10,440	14.8%	11,081	13.8%	10,807	12.5%
55 - 64	7,110	10.1%	9,271	11.6%	9,772	11.3%
65 - 74	3,210	4.6%	5,475	6.8%	6,711	7.8%
75 - 84	1,107	1.6%	1,727	2.2%	2,550	3.0%
85+	260	0.4%	377	0.5%	496	0.6%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,507	47.6%	36,746	45.9%	38,570	44.6%
Black Alone	31,231	44.4%	35,896	44.9%	38,938	45.1%
American Indian Alone	191	0.3%	214	0.3%	233	0.3%
Asian Alone	2,117	3.0%	2,908	3.6%	3,548	4.1%
Pacific Islander Alone	102	0.1%	146	0.2%	184	0.2%
Some Other Race Alone	1,224	1.7%	1,483	1.9%	1,735	2.0%
Two or More Races	1,983	2.8%	2,617	3.3%	3,205	3.7%
Hispanic Origin (Any Race)	3,761	5.3%	4,659	5.8%	5,555	6.4%

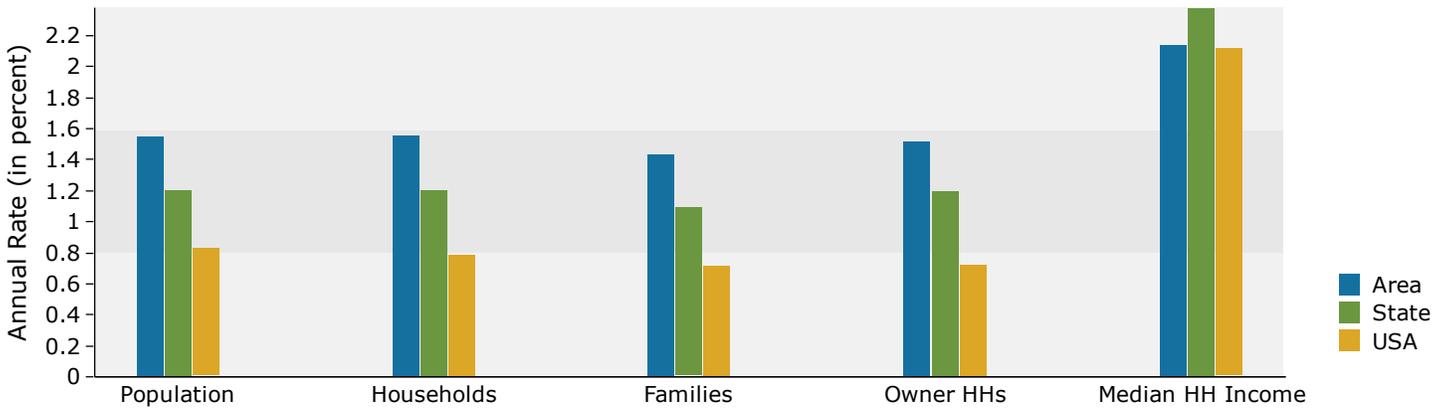
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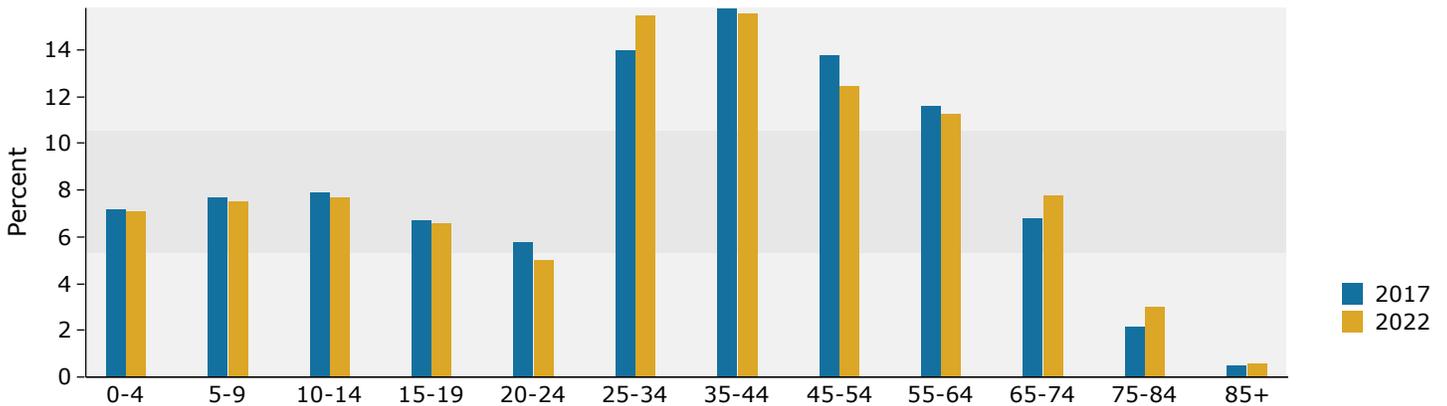
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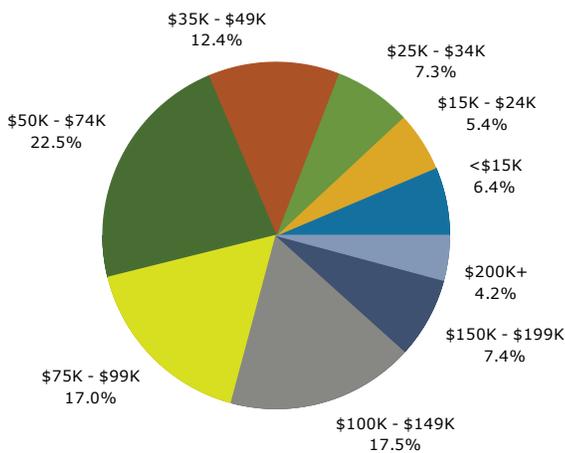
## Trends 2017-2022



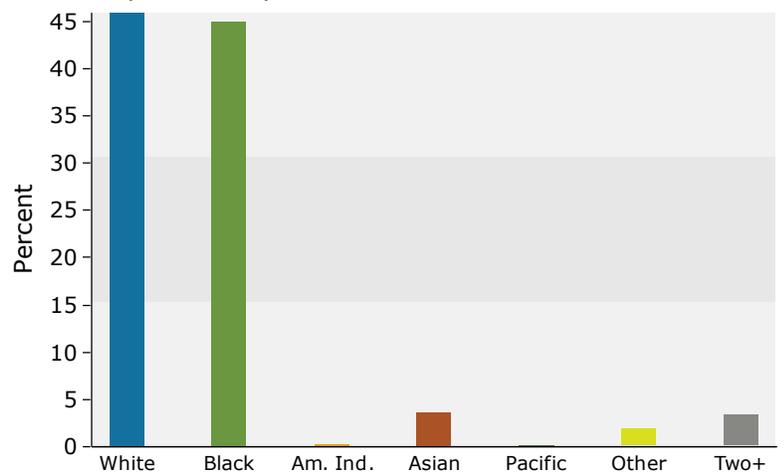
## Population by Age



## 2017 Household Income



## 2017 Population by Race



2017 Percent Hispanic Origin: 5.8%

*This property is proudly marketed by...*



Thank you for taking time to review this opportunity in Richland County, SC. Please feel free to contact me for more information or to schedule a private viewing. I am always available.

**Max Nelson**

**(803) 404-8351**

**Max@selandbrokerage.com**