

RARE I-20 DEVELOPMENT SITE

Meybohm
COMMERCIAL

- M** \$2,500,000 | \$345,304/Acre
- M** ±7.24 Acre Site | Signalized Corner
- M** 0.2 Miles to I-20 | 0.5 Miles to I-77



OFFERING MEMORANDUM | 7442 NATES RD, COLUMBIA, SC



OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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SECTION 01 PROPERTY OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS



PROXIMITY TO INTERSTATE

0.2 Miles to I-20 | 0.5 Miles to I-77



LAND SIZE

7.24 acres



ZONING

GC | General Commercial



TRAFFIC COUNTS

I-20: 69K VPD | Two Notch Rd: 29K VPD



ACCESS

Full Motion Signalized Corner



STRONG ANCHORS

Home Depot & Chick-fil-a



UTILITIES

Water & Sewer On Site

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 7442 Nates Road in Columbia, South Carolina. This ± 7.24 -acre commercial development site is zoned GC in Richland County and offers water and sewer on site, creating a strong platform for retail, QSR, hospitality, service-oriented commercial, or master-planned development.

The property is positioned at the corner of Nates Road and Berkshire Drive with access from Two Notch Road via Nates Road. The site benefits from full-motion access at a signalized intersection, visibility near Interstate 20, and proximity to established national and regional retailers. Its scale allows for a single-user development, multi-pad retail layout, hotel concept, or phased master development.

A CSX rail line runs parallel to Two Notch Road and crosses Nates Road at DOT Crossing 634292B. When a train is present, it temporarily blocks Nates Road access. Per the U.S. DOT Crossing Inventory Form dated July 22, 2025, CSX operates just one daytime and one nighttime through train at this location per 24-hour period with no switching movements, meaning access is unobstructed the overwhelming majority of the day.

7442 Nates Road is located in Columbia's Two Notch Road retail corridor, immediately near Interstate 20 and surrounded by a mix of restaurants, hotels, retailers, and service businesses. The site is accessible from Two Notch Road via Nates Road and sits near the intersection of Nates Road and Berkshire Drive, with full-motion signalized access supporting customer and guest movement.

The property is located near Home Depot, Outback Steakhouse, Lizard's Thicket, U.S. Patriot Tactical, Waffle House, Red Roof Inn, and other corridor businesses. The Columbia MSA benefits from its central South Carolina location, access to Charleston, the University of South Carolina, Fort Jackson, Prisma Health, BlueCross BlueShield, and other major employers.

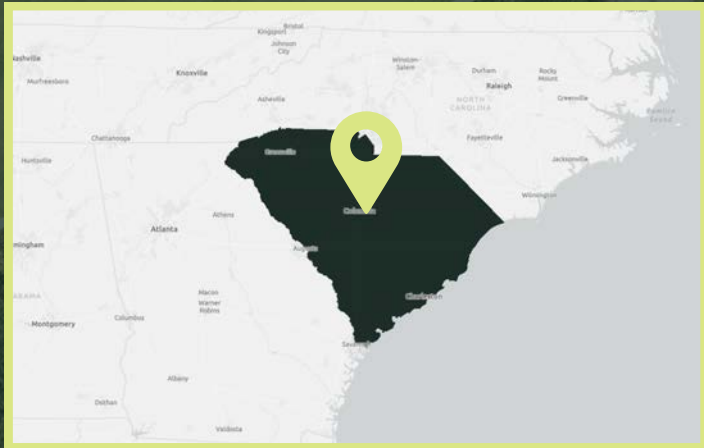
OFFERING MEMORANDUM

LOCATION OVERVIEW

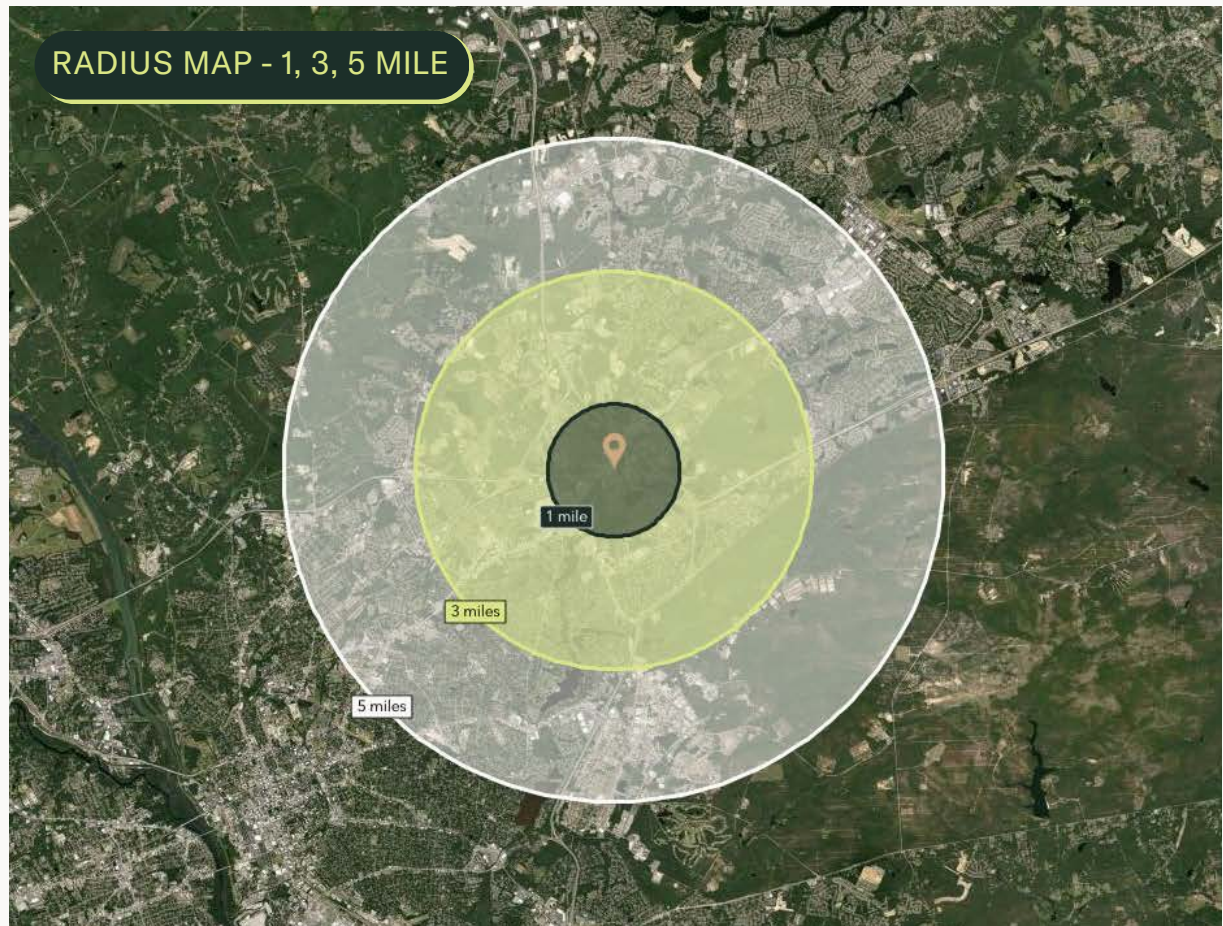


NOTABLE FEATURES

Population	46,217
Median Household Income	\$55,779
I-20	0.2 Miles
I-77	0.5 Miles
Columbia Place Mall	1.4 Miles
Richland Northeast High School	2.5 Miles
MUSC Health Columbia	2.8 Miles
Fort Jackson	6.3 Miles



RADIUS MAP - 1, 3, 5 MILE



Demographics	1 Mile	3 Mile	5 Mile
Population	6,636	46,217	112,917
Median Household Income	\$60,280	\$55,779	\$61,891
Households	3,150	20,101	47,324
Average Age	36.4	39.3	38.6
Population Growth %	0.8%	1.6%	3.0%



SECTION 02 AERIAL IMAGES



WAFFLE
HOUSE



Hampton
by HILTON

Holiday Inn

THE HOME
DEPOT

OUTBACK
STEAKHOUSE

FAZOLI'S

HOOTERS

LA QUINTA
by Wyndham

Two Notch Rd



29,000 VPD



Lizard's
Thicket

Red Roof

INTERSTATE
20



69,000 VPD





Columbia
Place Mall

LOWE'S

WAFFLE
HOUSE

INTERSTATE
20



69,000 VPD

Two Notch Rd



29,000 VPD

Red
Roof
INN

Red Roof



Red Roof

Lizard's
Thicket

U.S. PATRIOT

Two Notch Rd



29,000 VPD

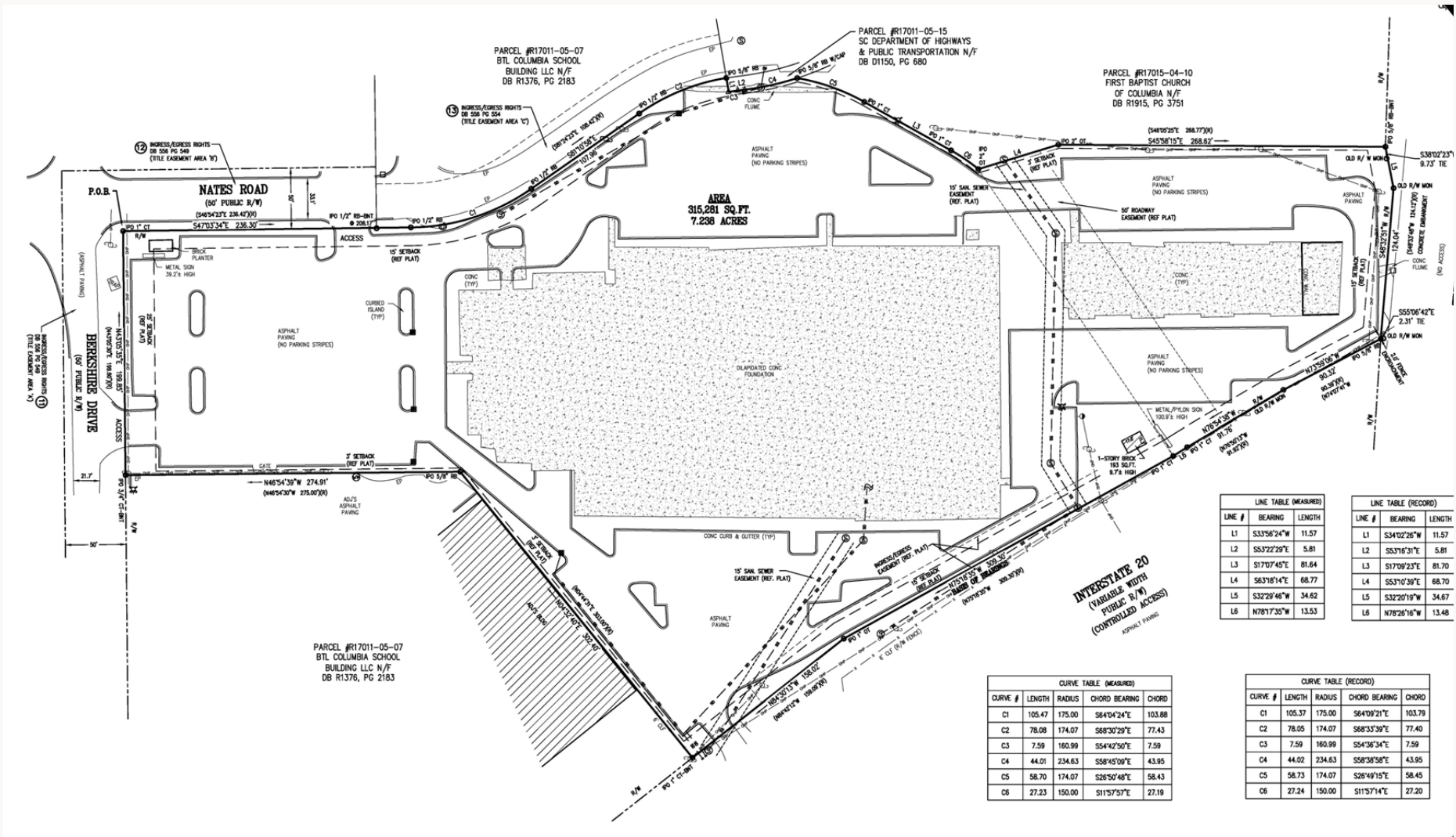




SECTION 03 SITE MAPS

OFFERING MEMORANDUM

PLAT MAP



OFFERING MEMORANDUM

TRAIN TRACK INFORMATION



The train track located in front of the property only sees two trains per day and the information can be found below.

Here's the website where you can see train traffic in the US: <https://data.transportation.gov/stories/s/Crossing-Inventory-Listing/ejv6-cpdh/>



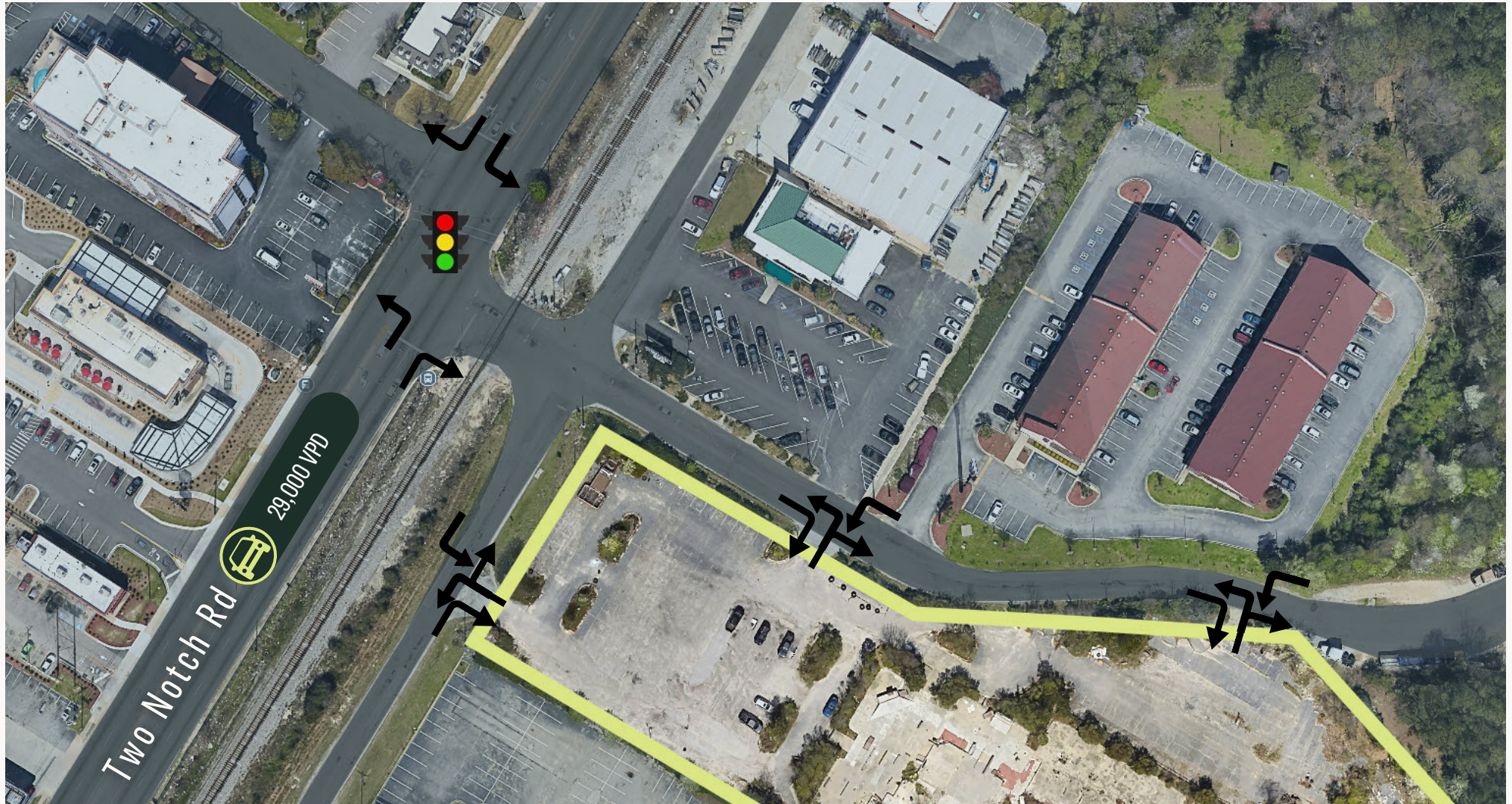
U.S. DOT Crossing
Inventory Form

The crossing id is 634292B.



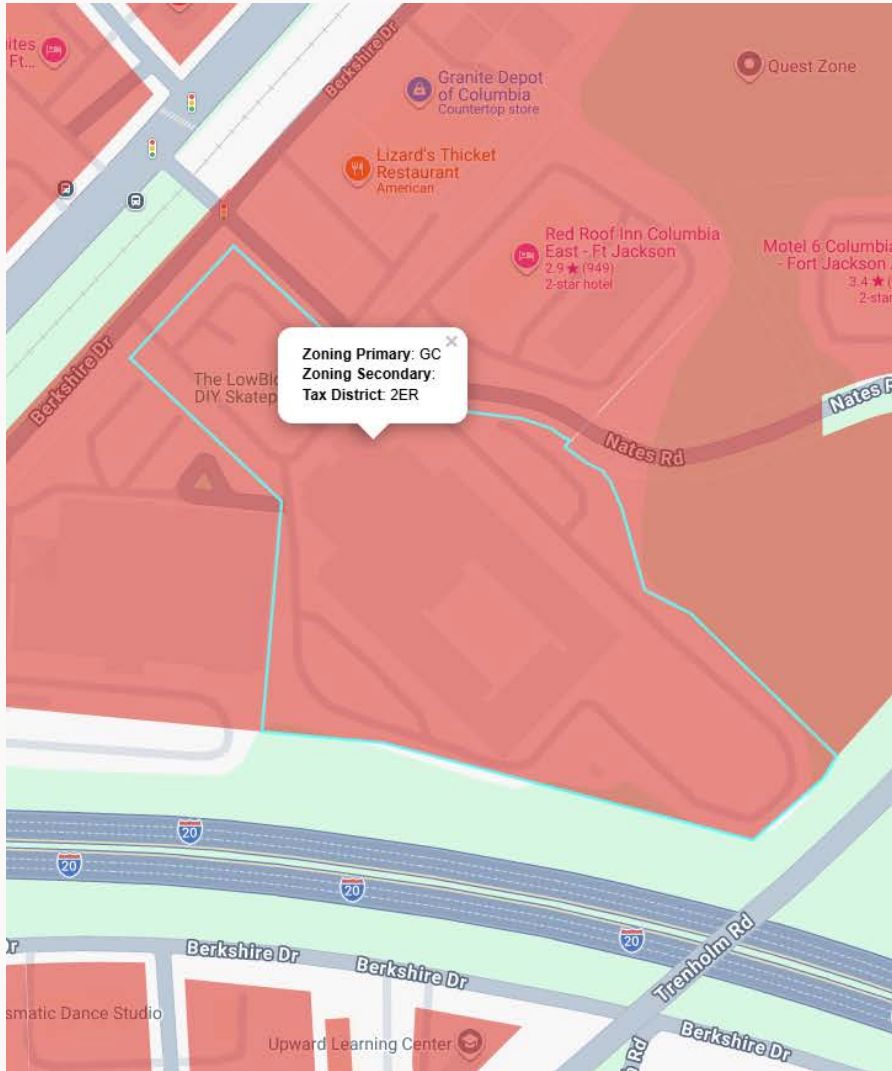
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ACCESS MAP



OFFERING MEMORANDUM

ZONING MAP



Zoning Summary

The property is zoned GC: General Commercial District under the Richland County, South Carolina Land Development Code (as amended November 14, 2023). The GC district is designed to accommodate a broad range of commercial uses in a primarily automobile-oriented environment along corridors.

Permitted uses include retail sales, personal and business services, recreation and entertainment, eating and drinking establishments, lodging, vehicle sales and services, and multi-family residential development.

Dimensional standards allow a maximum density of 16 du/ac with no minimum lot area or width requirement. Front yard setback is 25 feet minimum, rear yard setback is 10 feet minimum, and building height is permitted up to 45 feet or 3 stories, with allowances for up to 5 stories and beyond under special exception approval. Prospective purchasers are encouraged to consult Richland County directly to confirm permissions for any intended use.



[Zoning Ordinance Link](#)

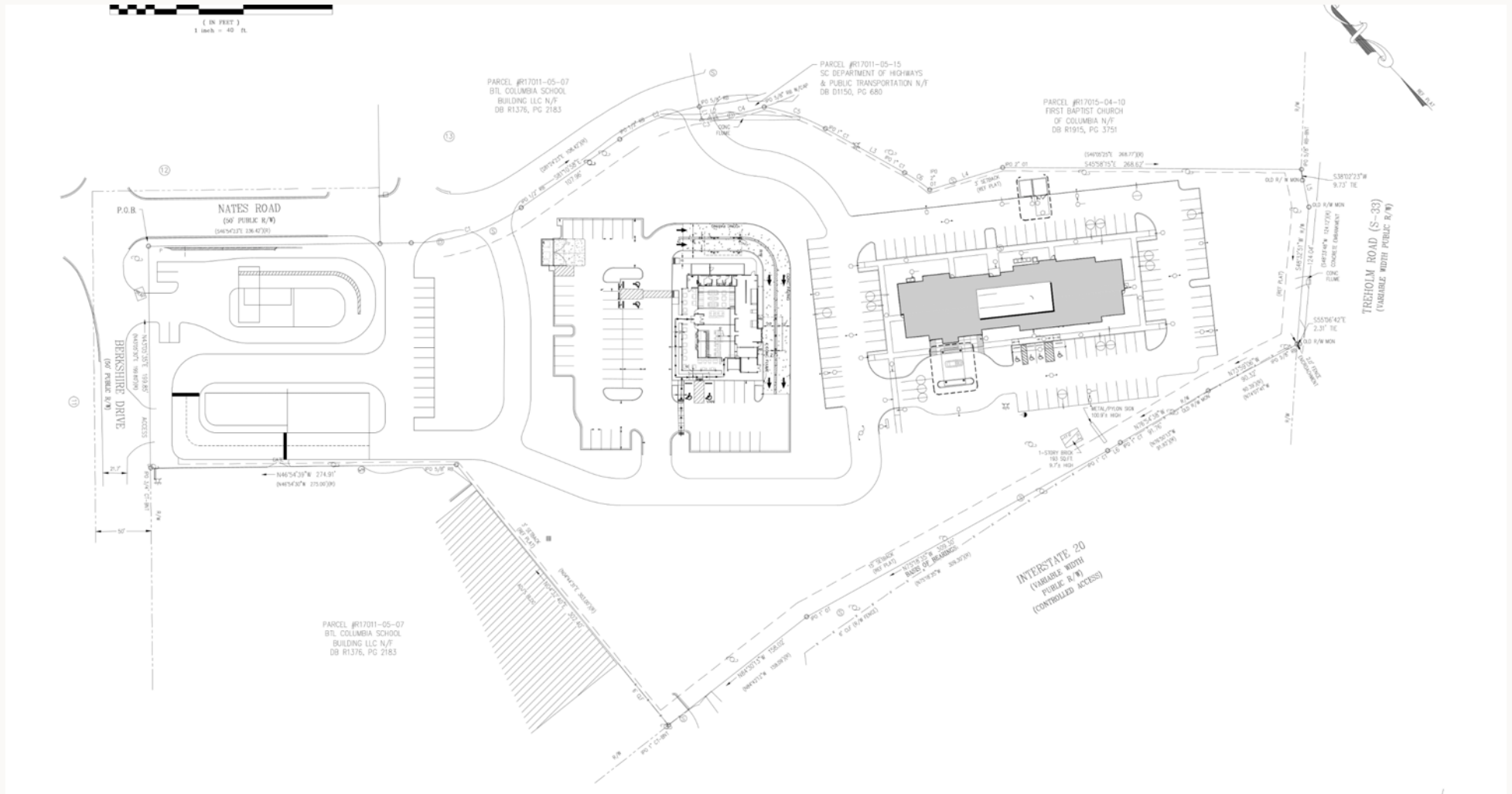
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SEWER MAP



OFFERING MEMORANDUM

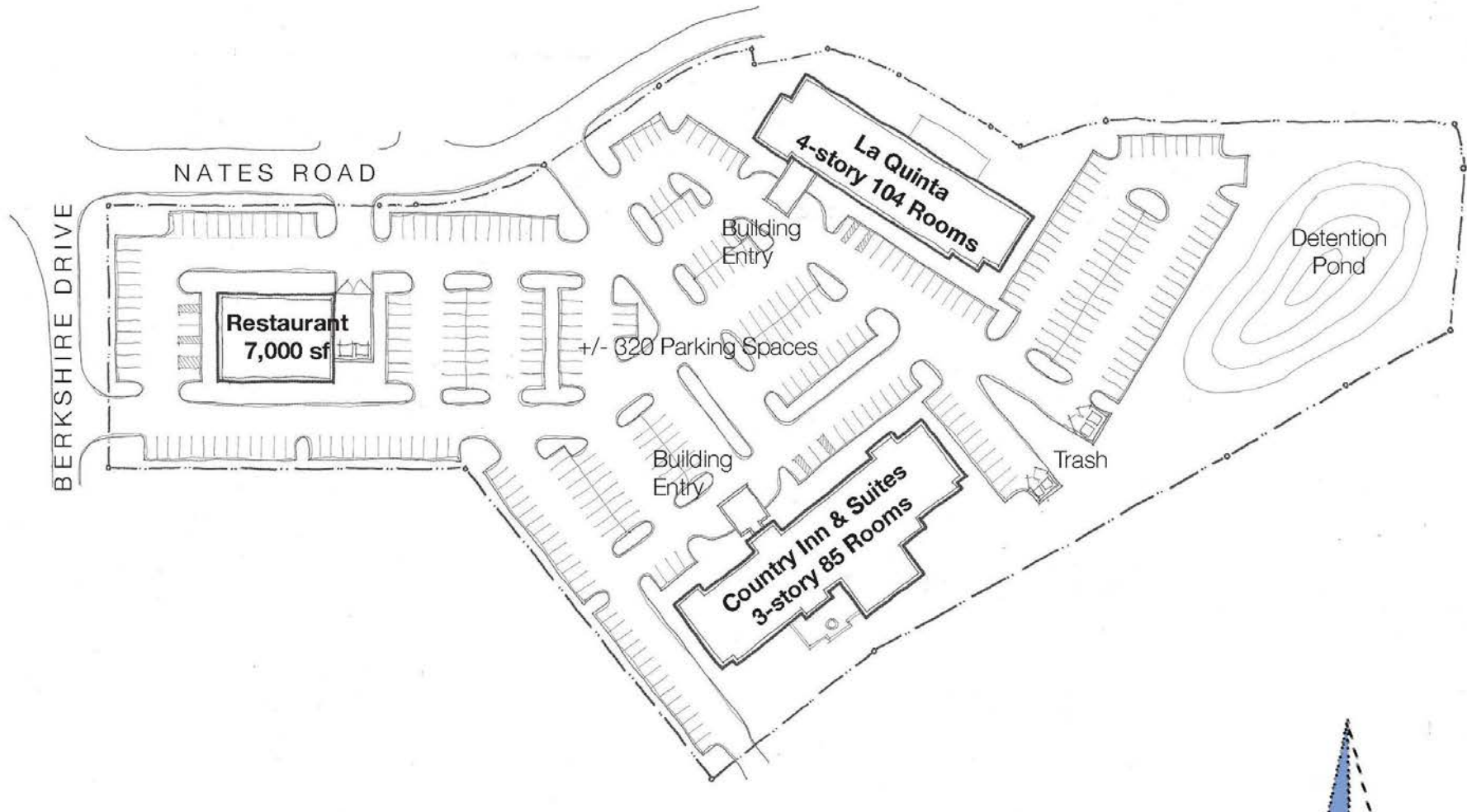
CONCEPTUAL 1



This site plan is to be used as an example and is able to be retrofitted on a tenant by tenant basis.

OFFERING MEMORANDUM

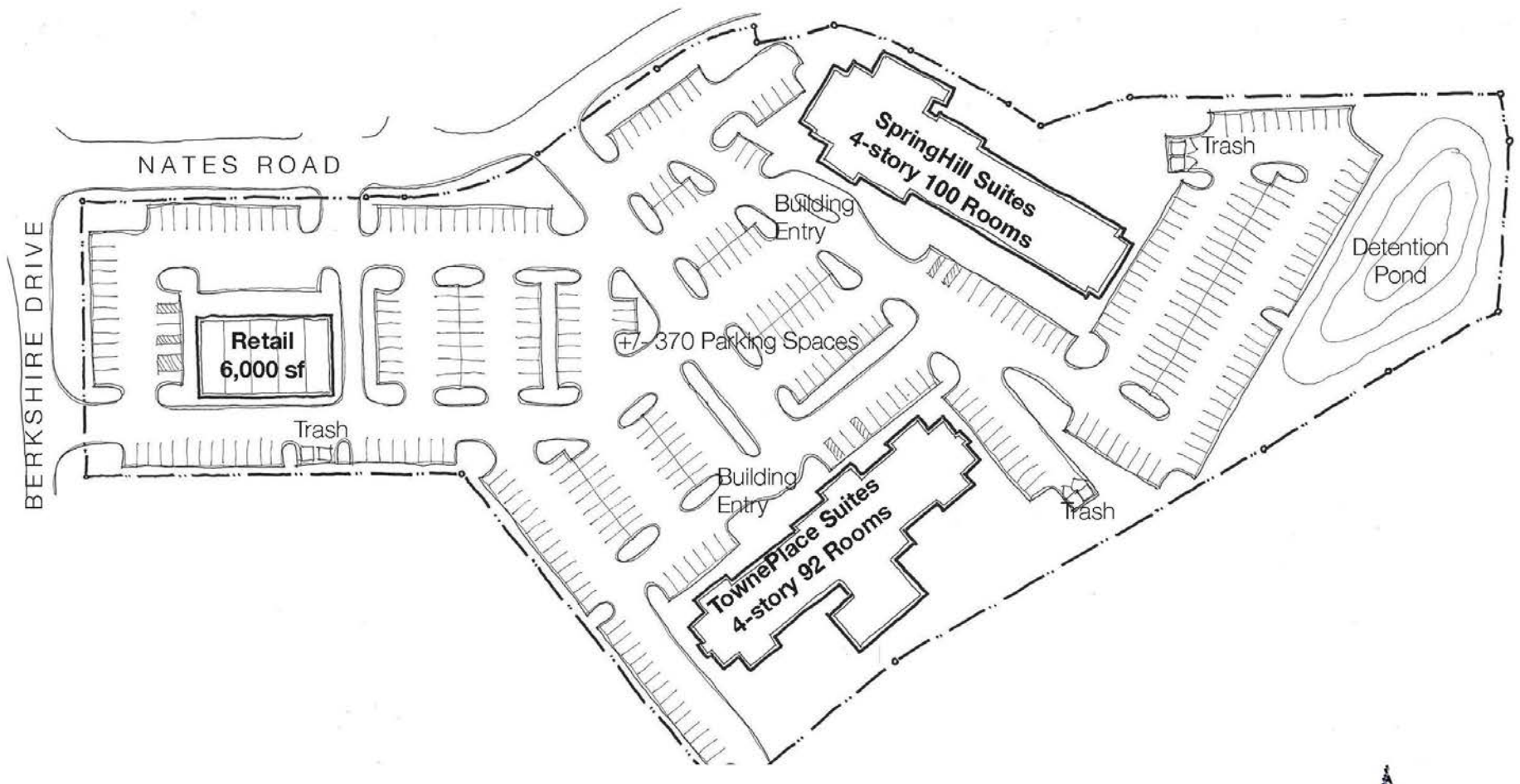
CONCEPTUAL 2



This site plan is to be used as an example and is able to be retrofitted on a tenant by tenant basis.

OFFERING MEMORANDUM

CONCEPTUAL 3



This site plan is to be used as an example and is able to be retrofitted on a tenant by tenant basis.

OFFERING MEMORANDUM

CONCEPTUAL 4



NOTE
ALL OF PROPERTY
IS OUT OF THE
FLOOD ZONE.

Retail Min.	1-4seats
Parking Provided	307
Parking Ratio	10.26
Building Area:	29,928 SF

REALTYLINK, LLC

201 RIVERPLACE, SUITE 400
GREENVILLE, SC 29601
864-242-4008
REALTYLINKDEV.COM

CONCEPTUAL SITE PLAN

SC Columbia Nates Road, LLC

STARTING WITH AERIAL

DATE 02-08-23
DRAWN BY ASB

CSP-6

This site plan is to be used as an example and is able to be retrofitted on a tenant by tenant basis.



SECTION 04 AREA OVERVIEW

WHY? COLUMBIA

OVERVIEW

Columbia, SC MSA is the second largest MSA in South Carolina and includes Columbia, SC which is the capital of South Carolina. For decades, Columbia has been one of the most prominent cities for manufacturing and transporting materials due to its location. Being only 100 miles from Charleston, SC (one of the major ports) and being situated in the middle of the state, it is the ideal location for many businesses to be located. Columbia is, also, home to the University of South Carolina which has 37,000 students as well as Fort Jackson, which is the Army's primary training base. The city's three largest employers are the State of South Carolina with 25,000 employees, Prisma Health with 15,000 employees, and BlueCross BlueShield with 6,500 employees. Other Companies with headquarters or distribution centers in the Columbia MSA are but are not limited to, the University of South Carolina, Aflac, Fort Jackson, the VA, Michelin, AT&T, International Paper, and many more.

INTERNATIONAL  PAPER

Aflac

 AT&T



PRISMA
HEALTH



MIDLANDS
TECHNICAL COLLEGE

VA



U.S. Department
of Veterans Affairs



A WELL CONNECTED CITY

Columbia sits at the convergence of three major interstates — I-26, I-20, and I-77 — creating a transportation hub that facilitates easy travel throughout the Southeast.

The city is approximately:

- 1 hour 15 minutes from Charlotte
- 1 hour 30 minutes from Augusta
- 2 hours from both Charleston and Greenville



MILITARY & DEFENSE HUB

Columbia's economy is supported by a major military and defense presence:

- Fort Jackson — the U.S. Army's largest training installation
- McEntire Joint National Guard Base
- South Carolina National Guard headquarters

The combined military economic impact in the Midlands is \$6.6 billion, with Fort Jackson alone accounting for \$4.2 billion.



STRONG HEALTHCARE PRESENCE

Prisma Health Richland anchors the regional medical corridor as the area's largest teaching hospital, alongside Lexington Medical Center and the Dorn VA Medical Center serving the region's substantial veteran population.

This healthcare infrastructure supports a growing metro population, the University of South Carolina community, and the steady influx tied to Fort Jackson.



ECONOMY AND QUALITY OF LIFE

As the state capital and home to the University of South Carolina, Columbia draws a stable mix of government, education, and healthcare employment. The area offers:

- State capital with government and university anchors
- Strong rental demand from students and military personnel
- Lower cost of living relative to coastal SC markets
- Riverfront recreation, the Congaree corridor, and a revitalized downtown (Vista, Main Street)

830K

Columbia MSA
Population

\$70,788

Median Income

\$235K

Median
Home Value

1.78%

Annual
Growth Rate

9

Total
Colleges

50K

College
Students

396K

Labor
Force

2.90%

Unemployment
Rate

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best State for Manufacturing: SC#2 (Site Selection Group, 2024)
- Best Manufacturing Projects, Site Selectors Survey: SC#1 (Site Selection Magazine, 2024)

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State
Population

58%

Labor Force
Participation

150K

Jobs Created
Last 5 Years

90B

Invested in SC
in Last 5 Years

6.2M

2040 Projected
State Pop.

30%

Growth in Trade at Port
of Charleston Over the
Last Decade

FOR INQUIRIES,
CONTACT US.

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