FOR SALE



138 ROY TRUESDELL RD, LUGOFF, SC 29078

- 16.47 Acres
- Vacant Land
- Zoning: GD

Orie Brown, MBA, MS, PMP
Managing Director
803.830.6418
obrown@kwcommercial.com

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EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present 138 Roy Truesdell Rd, a 16.47-acre, entitled residential development opportunity in Lugoff, South Carolina, featuring approved siting and permits for 80 townhome units. The property is strategically located near U.S. Highway 1, offering strong regional connectivity and convenient access to the Lugoff–Camden submarket and the greater Columbia MSA.

The site's size, approved layout, and permitting support a shovel-ready townhome community aligned with ongoing residential demand in the Lugoff–Elgin corridor. The approved 80-unit plan is well suited for renters or entry-level buyers seeking suburban housing with access to major transportation routes and nearby employment centers.

Located minutes from Interstate 20, the property benefits from efficient access to Camden, Elgin, Columbia, and surrounding employment hubs. The area is supported by a diversified employment base including healthcare, public sector, manufacturing, logistics, and military-related employment, which underpins consistent housing demand and long-term absorption.

The Lugoff–Elgin market continues to experience steady population growth driven by residential expansion and spillover from the Columbia MSA. Relative housing affordability, suburban character, and strong commuter connectivity continue to attract new residents to the area.

With approved siting, permits, and residential entitlements, substantial acreage, and a flexible site layout, 138 Roy Truesdell Rd represents a fully entitled, shovel-ready townhome development opportunity positioned for long-term value creation within one of the Midlands' most active suburban growth corridors.

PROPERTY HIGHLIGHTS



OFFERING PRICE	• **$1,200,000**
ADDRESS	• **138 Roy Truesdell Rd, Lugoff, SC 29078**
ACRES	• **16.47**
PROPERTY TYPE	• **LAND**
ZONING	• **GD**
PARCEL #	• **296-00-00-190**
WATER / SEWER	• **Public**
LAND USE	• **Commercial**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	1,458	7,327	19,769
Households	619	2,879	7,843
Median Household Income	$38,230	$43,929	$44,807
Median Home Value	$151,861	$159,730	$177,261

Lugoff lies within the Columbia Metropolitan Statistical Area, making it attractive as a suburban/commuter community. Residents working in Columbia and surrounding job centers increasingly choose Lugoff and Elgin for more affordable housing and suburban living.



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	TRAFFIC VOUME	DISTANCE
U.S. Highway 601 (Hwy 601)	26,300 VPD	.44 miles
Ridgeway Road	7,700 VPD	.50 miles
County Route S-59	550–850 AADT	.65 miles

The site's direct exposure to U.S. 1 delivers consistent daily visibility and signal utility for drive-up/drive-thru concepts, multi-tenant retail, and service uses.

ESTIMATED WALK/DRIVE/BIKE SCORES

8-22 27-35 90+

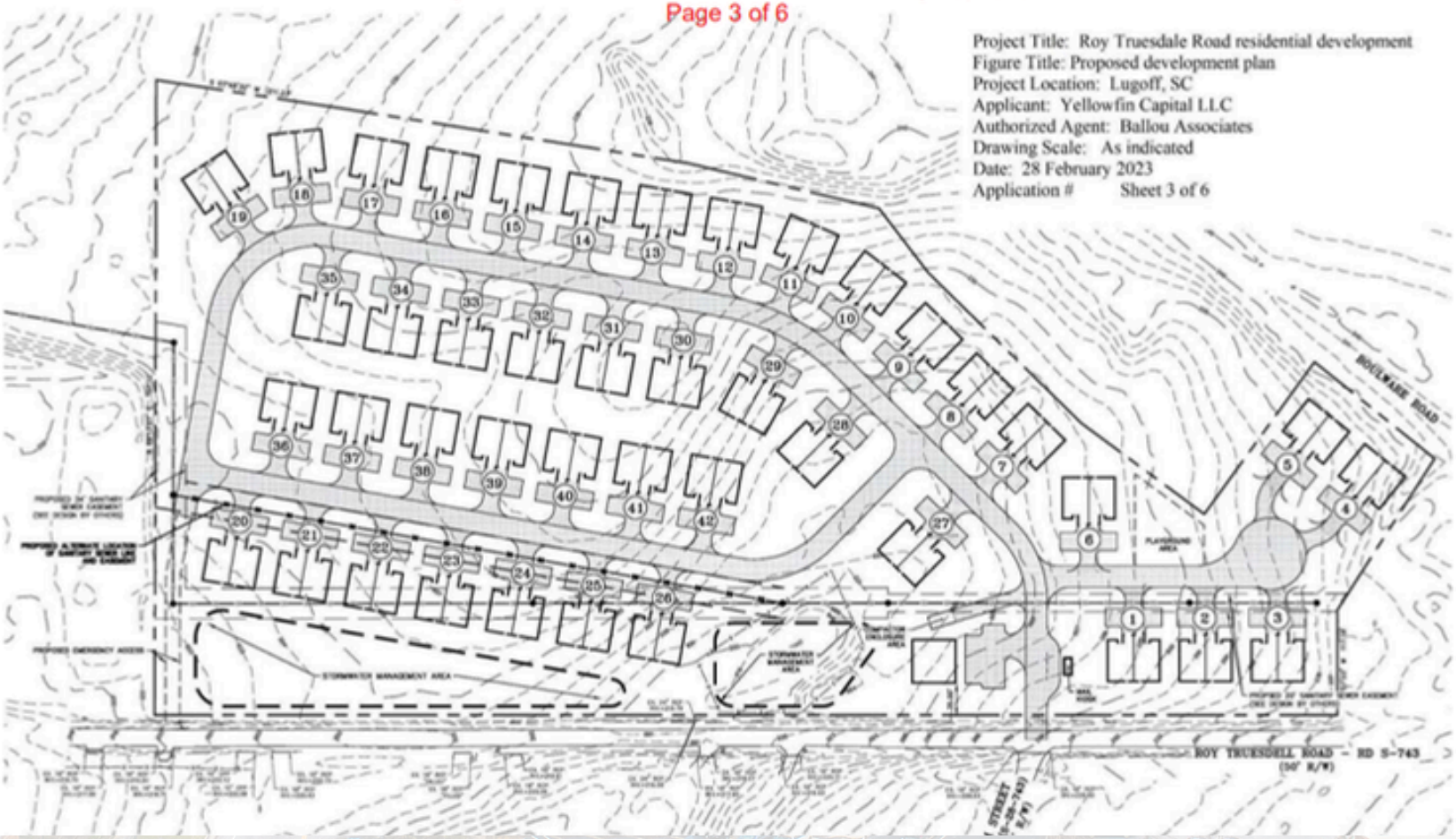
the Lugoff area is overwhelmingly car-oriented with nearly all trips requiring a vehicle. Roadway design and local commuting patterns show nearly all residents drive to jobs and daily services.

SITE PLAN


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ROY TRUESDALE ROAD BD S-743 (50' R/W

SITE PLAN

Permitted Plans SAC 2007-02014
Roy Truesdale Residential Dev. dated February 28, 2023
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AERIAL VIEW



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AERIAL VIEW



AERIAL VIEW


296-00-00-016
296-00-00-025
296-00-00-193
296-00-00-209
282-00-00-058
ROY TRUESDELL
WILLOW CREEK BOU
BRIAR FOREST DRIVE
EDGEBROOK DRIVE
WESTCHASE DRIVE
BEECHNUT STREET
TWIN OAKS DRIVE
296-00-00-015A
296-00-00-014
DAVID STREET
HOLLAND STREET
296-00-00-190
296-00-00-030
BOULWARE ROAD
296-00-00-012
296-00-00-029
SAM STREET
CHAMPIONS RESTA
296-00-00-048
BOULWARE ROAD
PINE POINT ROAD
ROY TRUESDELL ROAD
296-00-00-047
296-00-00-117
296-00-00-208



ORIE K. BROWN, MBA, MS, PMP
Managing Director
C: 803.830.6418
O: 803.971.7329
obrown@kwcommercial.com

Area Expertise:
Land Development
Net Lease Investment Sales
Multi-Tenant Investment Sales

Key Accomplishments:
National Achievement Award: 23, 22, 21, 20
Sales Recognition Award: 23, 22, 21, 20, 19

Affiliations:
International Council of Shopping Centers (ICSC)

Orie focuses on land development, healthcare real estate, net lease properties, and retail shopping centers, building deep product knowledge and transaction expertise. He leverages a national network of more than 2,000 commercial agents and 180,000 residential agents to create active, competitive markets for every listing.

Since entering commercial real estate, Orie has closed over $350 million nationwide for high net worth investors, developers, and private investment groups.



JAYAN ABRAHAM
Commercial Advisor
C: 803.261.2383
jayanabraham@kw.com

Area Expertise:
Land Development
Net Lease Investment Sales

Jay focuses on land development and net lease investment sales, pairing disciplined underwriting with strong market research and client service. He coordinates site evaluation, buyer outreach, and deal execution while leveraging our nationwide agent network to create broad exposure and qualified interest for every assignment.