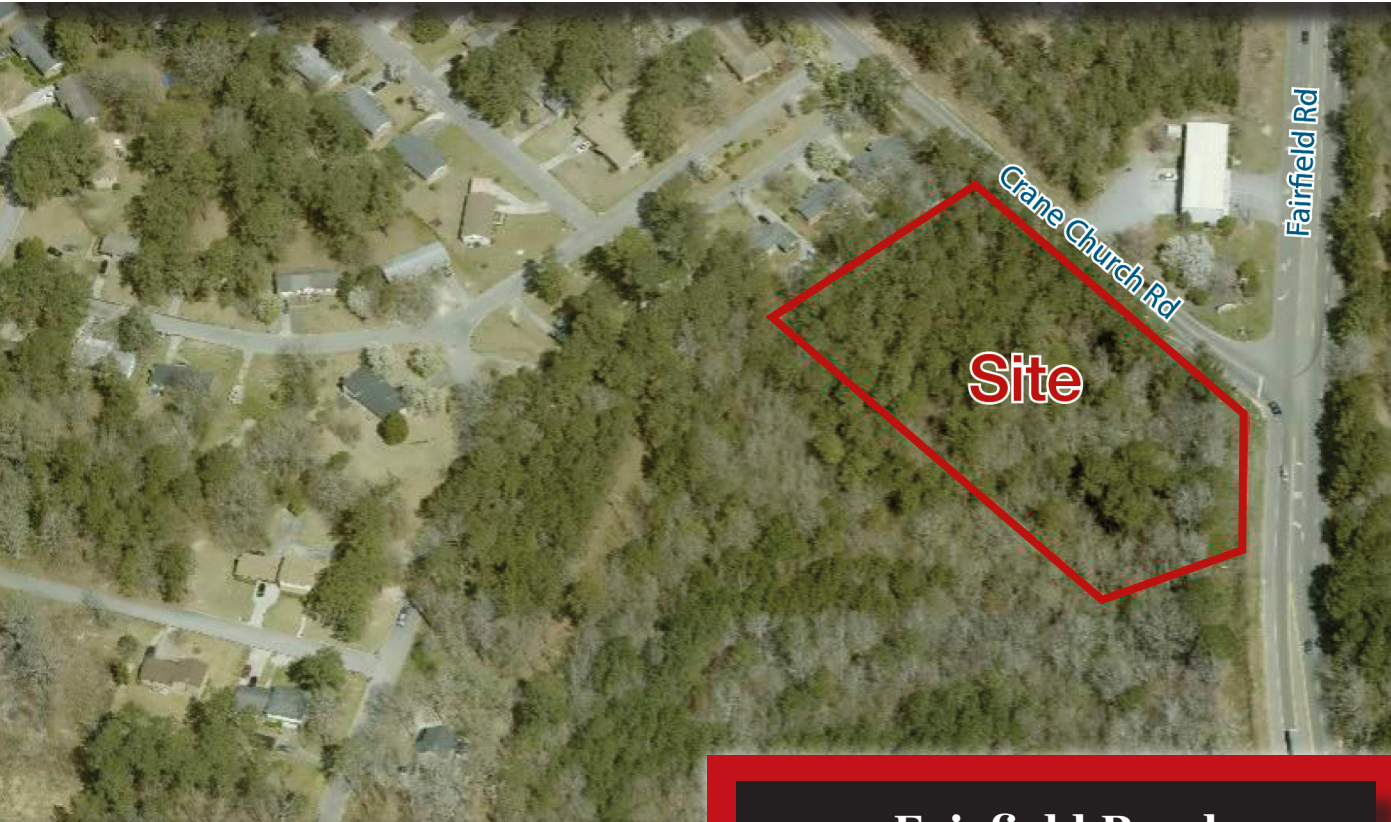


For Sale

±2.63 AC

Corner Lot



**Fairfield Road
and Crane Church Rd**
Columbia, South Carolina

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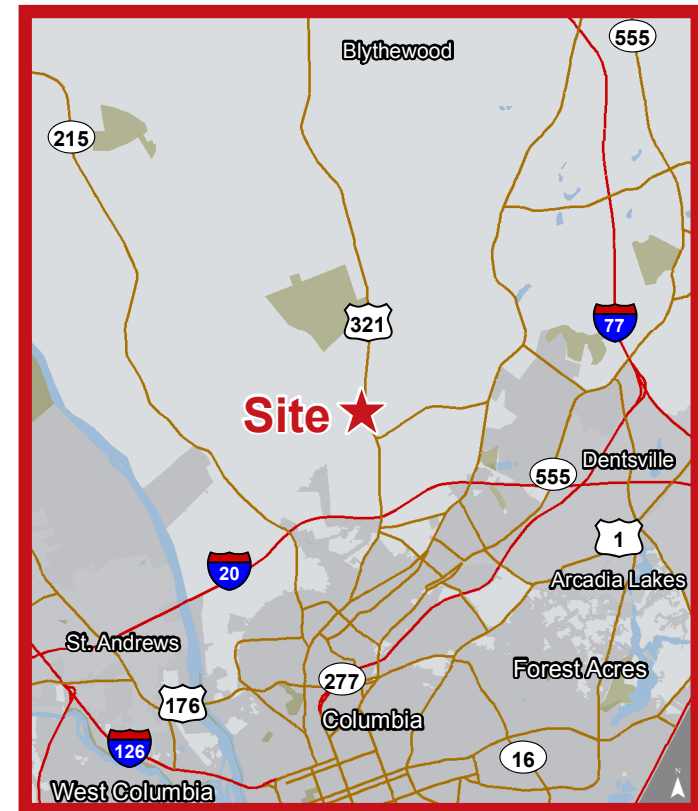
For Sale

±2.63 AC

Corner Lot

Property Features

- ±2.63 acre Corner Lot at the Intersection of Fairfield Road & Crane Church Road
- Located ±1.6 Miles North of I-20
- Across the street from Fire Station and EMS
- Zoning: CC3 - Commercial (Crane Creek Overlay District) which permits convenience stores with a minimum size of 1,500 sf and a maximum building size of 25,000 sf on the ground floor
- Crane Creek Neighborhood Overlay - Allows for Department Variety and General Merchandise Stores
- Traffic Count: 14,900 VPD (Crane Church Rd) 3,100 VPD (Fairfield Rd)
- 394± ft of Frontage on Crane Church Rd
- 165± of Frontage on Fairfield Rd (Hwy 321)
- Sale Price \$328,750 or \$125,000/ac



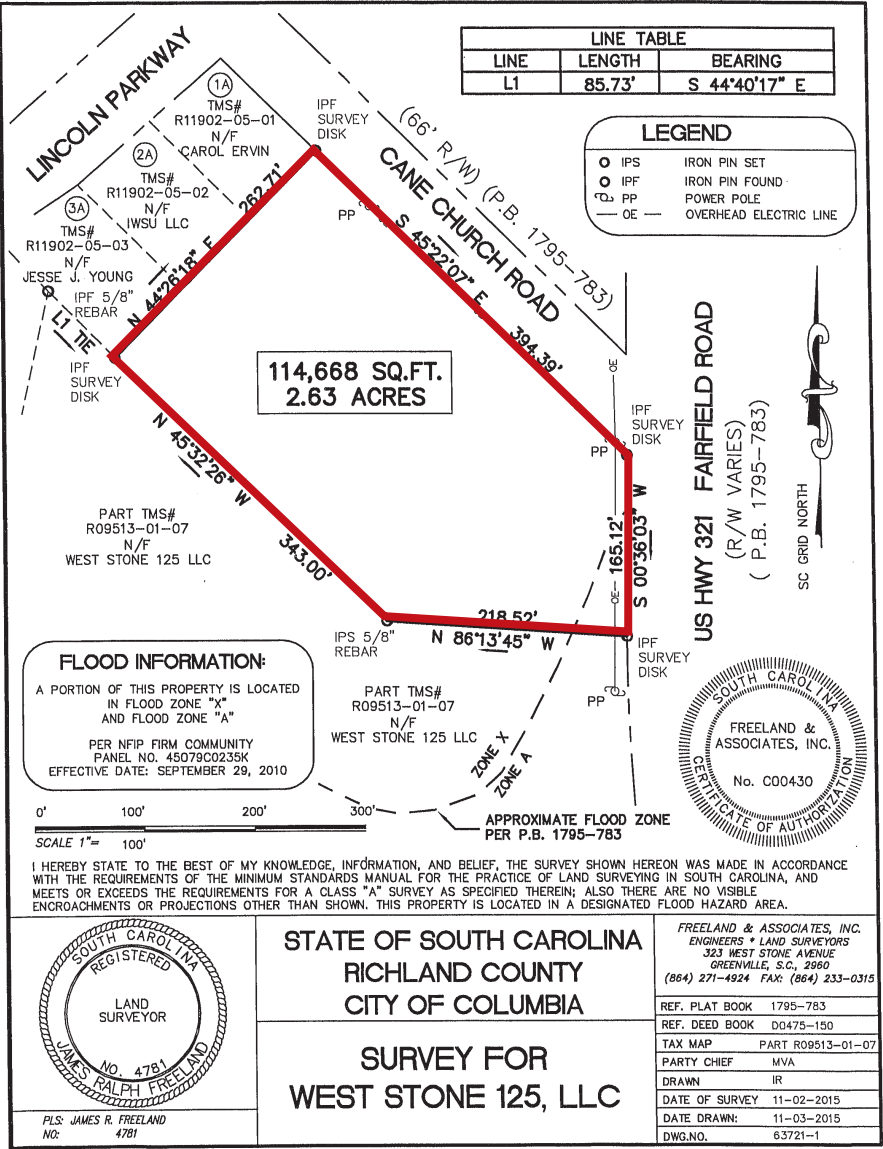
Property Survey

Fairfield Road and Crane Church Road - Columbia, South Carolina

For Sale

±2.63 AC

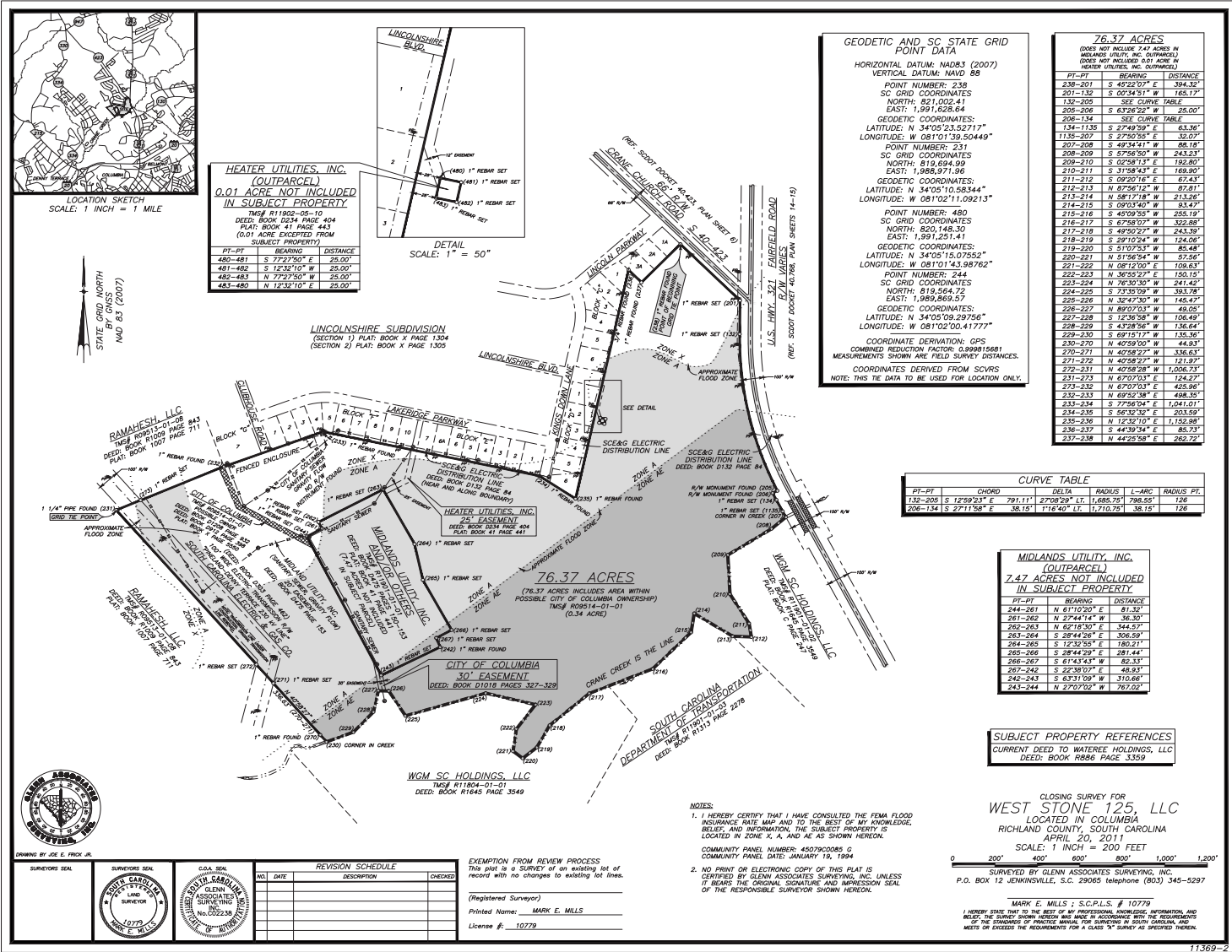
Corner Lot



Property Survey

Fairfield Road and Crane Church Road - Columbia, South Carolina

For Sale
±2.63 AC
 Corner Lot





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FEMA Flood Zones



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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CH - Chewacla soils

Component: Chewacla (80%)

The Chewacla component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on coastal plains. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Map unit: HeB - Herndon silt loam, 2 to 6 percent slopes

Component: Herndon (100%)

The Herndon component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer 62 inches, bedrock, paralithic,. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: HeC - Herndon silt loam, 6 to 10 percent slopes

Component: Herndon (100%)

The Herndon component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer 62 inches, bedrock, paralithic,. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

NAI Columbia

Demographic Profile

Demographic Profile

Fairfield Rd & Crane Church Rd | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2020 Age Dist.				Median Household Income			
2010 Census	2,205	21,812	82,451	0 - 4	7.2%	6.6%	6.3%	2020 Estimate	\$30,879	\$33,372	\$37,556
2020 Estimate	2,263	22,154	86,605	5 - 9	7.8%	6.0%	5.7%	2025 Projection	\$34,366	\$36,114	\$40,127
2025 Projection	2,308	22,620	89,680	10 - 14	7.6%	6.0%	5.6%				
% Chg. 2020-2025	2.0%	2.1%	3.6%	15 - 19	6.4%	6.5%	6.4%	Average Household Income			
				20 - 24	6.5%	7.2%	8.2%	2020 Estimate	\$42,506	\$46,902	\$53,104
Households				25 - 34	13.0%	13.1%	15.5%	2025 Projection	\$48,831	\$52,007	\$58,049
2010 Census	707	7,898	31,397	35 - 44	11.1%	11.1%	12.6%				
2020 Estimate	718	7,968	32,966	45 - 54	12.0%	11.6%	11.5%	Per Capita Household Income			
2025 Projection	731	8,130	34,218	55 - 64	11.2%	13.7%	12.2%	2020 Estimate	\$14,039	\$17,357	\$20,676
				65 - 74	10.3%	10.9%	9.3%	2025 Projection	\$16,121	\$19,192	\$22,612
Families				75 - 84	5.5%	5.5%	4.6%				
2010 Census	522	5,329	18,660	85+	1.5%	2.0%	2.1%	2020 Household Income Dist.			
2020 Estimate	519	5,245	18,990					Less than \$15,000	29.0%	21.6%	19.3%
2025 Projection	525	5,311	19,517	Median Age				\$15,000 - \$24,999	11.3%	14.0%	13.0%
				2010 Census	35.5	37.7	35.4	\$25,000 - \$34,999	14.8%	16.4%	14.3%
2020 Housing Data				2020 Estimate	36.3	39.0	36.8	\$35,000 - \$49,999	18.2%	15.2%	15.3%
Owner Occ. Housing Units	413	4,313	15,682	2025 Projection	37.6	39.9	37.4	\$50,000 - \$74,999	11.8%	14.7%	17.7%
Renter Occ. Housing Units	306	3,654	17,284					\$75,000 - \$99,999	6.3%	8.8%	9.3%
				Average Household Size				\$100,000 - \$149,999	4.6%	5.7%	6.6%
2020 Business Data				2010 Census	3.12	2.63	2.36	\$150,000 - \$199,999	3.9%	2.8%	2.6%
Total Businesses:	423	9,447	46,170	2020 Estimate	3.15	2.66	2.38	\$200,000 and Up	0.1%	0.7%	1.9%
Total Employees:	2,263	22,154	86,605	2025 Projection	3.16	2.66	2.38				



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