

For Sale

Land

6.7 Acres | \$66,552/AC



2917 Augusta Road

West Columbia, South Carolina
29170

For more information

Tombo Milliken

O: 803.744 9852 | C: 803 206 8384
tombo.milliken@naicolumbia.com

Tom Milliken

O: 803.744 9837 | C: 803.331.6999
tmilliken@naicolumbia.com

Nelson Weston

O: 803.744 9804 | C: 803.678 7346
nweston@naicolumbia.com

Property Highlights

- Property was the former Truesdale Nursery and Green Center
- Great interstate access- site is within viewing of I-26 and contiguous to Lowes
- A beautiful scenic piece full of history, 3.5 of the 6.7 acre site is deemed the value depending on the user
- Potential for "Wetlands Offset" based on lowest end of the property offering kitchen, conference, restroom, and three individual offices
- Existing building is structurally solid for an office use

OFFERING SUMMARY

Sale Price	\$445,900
Lot Size	6.7 Acres

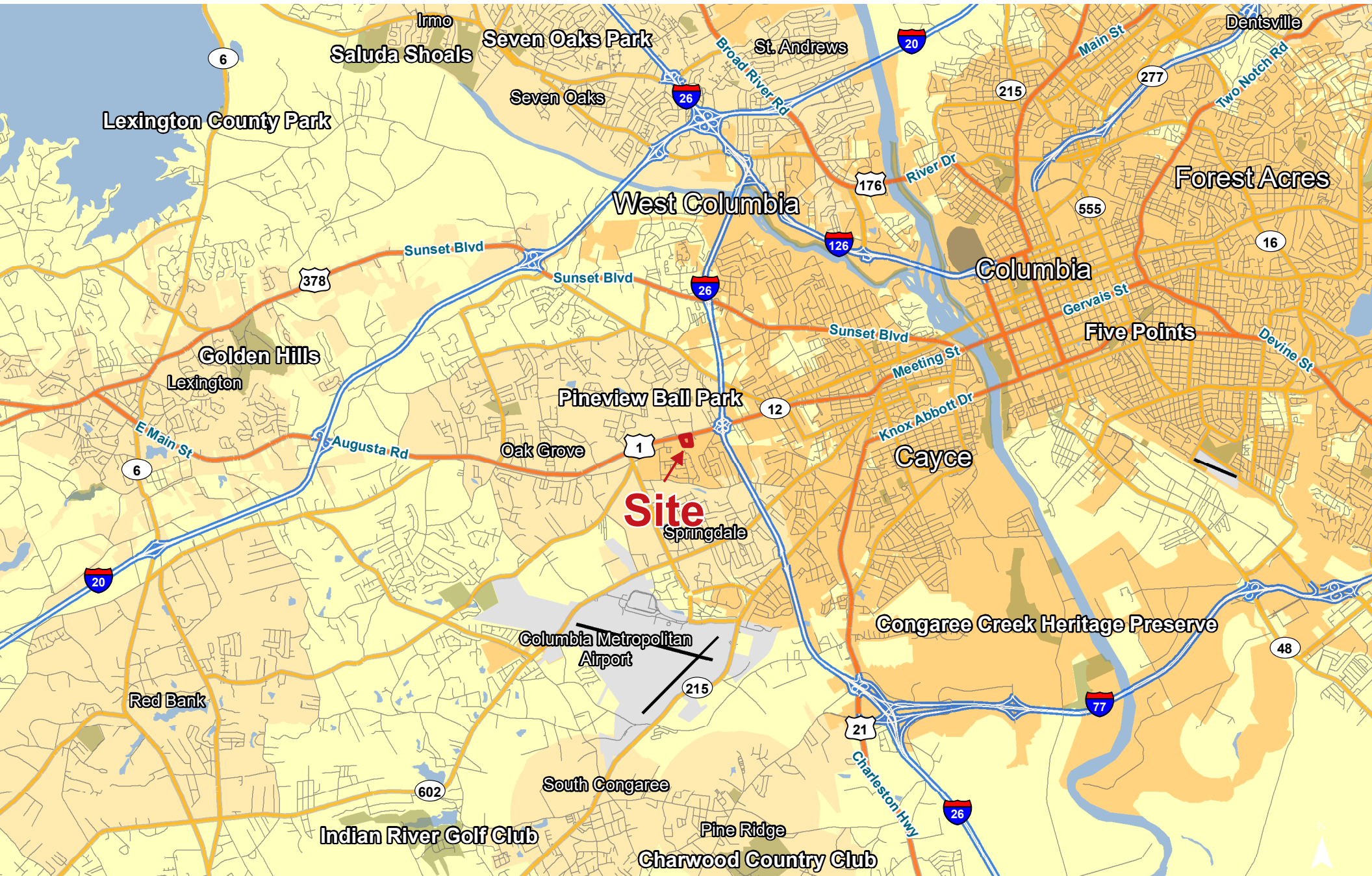
DEMOGRAPHICS

Stats	Population	Avg. HH Income	Total Households
1 Mile	4,429	\$53,301	1,955
3 Miles	34,796	\$56,393	15,197
5 Miles	98,628	\$52,918	44,462

Additional Photos



Location



Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

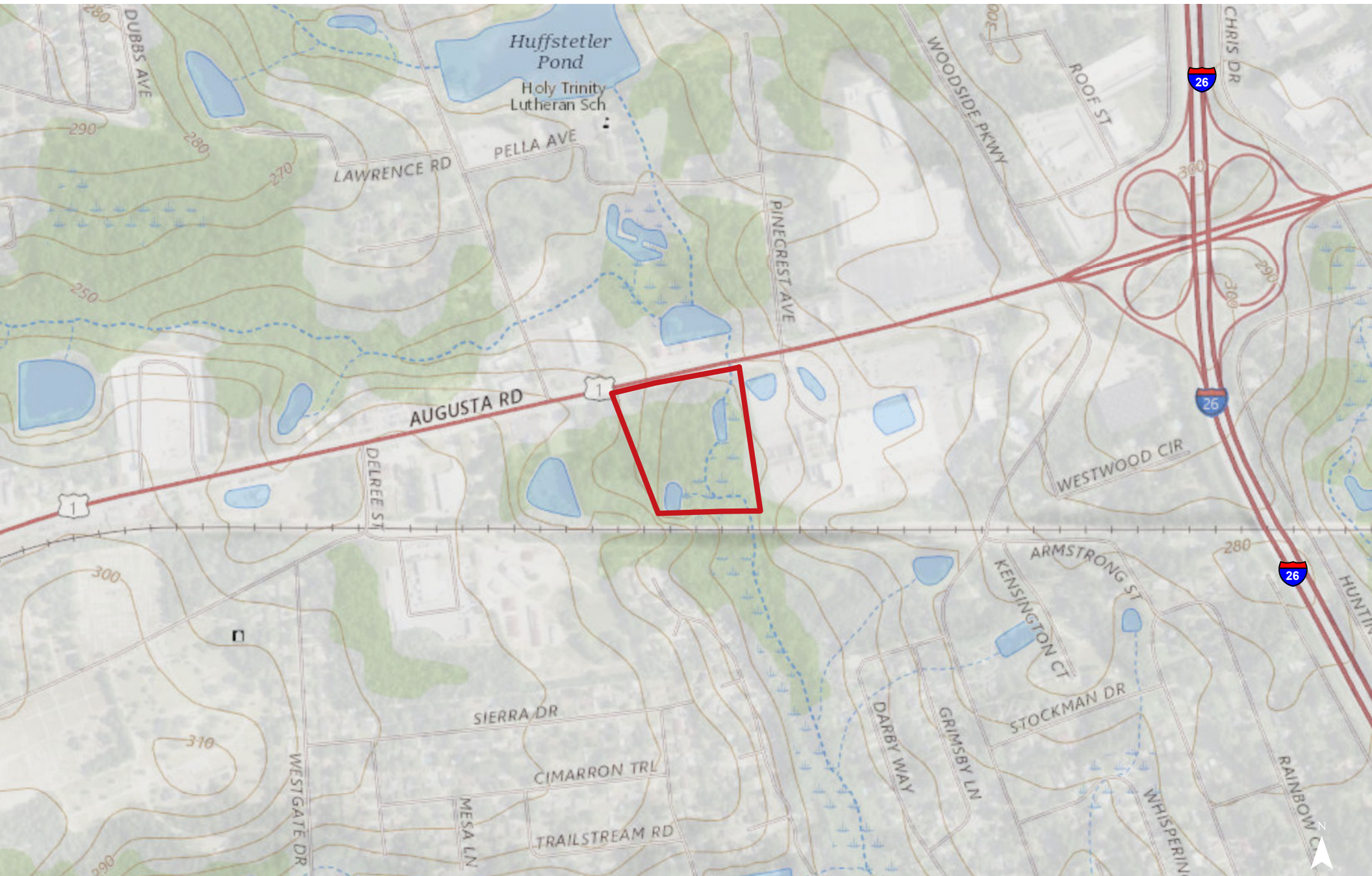


Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Topographical Map



Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Lexington County Flood Zones



Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Soil Survey



Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: JO - Johnston soils

Component: Johnston (100%)

The Johnston component makes up 100 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 very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is frequently flooded. It is occasionally ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, November, December. Organic matter content in the surface horizon is about 10 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: LAB - Lakeland soils, undulating

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. 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 2 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: LkD - Lakeland sand, 6 to 15 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 6 to 15 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. 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 2 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Lexington County, South Carolina

Map unit: PeB - Pelion loamy sand, 2 to 6 percent slopes

Component: Pelion (100%)

The Pelion component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: W - Water

Component: Water (100%)

Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.