NAI Columbia

For Sale
±2.83 Acres

I-77 & Highway 34 East

Ridgeway, South Carolina

For more information:

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Location

NAIColumbia

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Property Features

- ±2.83 acres for sale off Highway 34 at I-77
- Within site of I-77; Midway between Columbia and Charlotte
- Zoning: B-2 (General Business), Fairfield County
- Water across Highway 34 and sewer is just across and under I-77 (Utility availability, capacity and location to be verified by Purchaser)
- Dirt has been removed to level site
- 2022 Traffic Counts: Station #128: 4,500 VPD
  Station #2230: 50,400 VPD
- Sales Price: **$499,000 ($176,325/Acre)**

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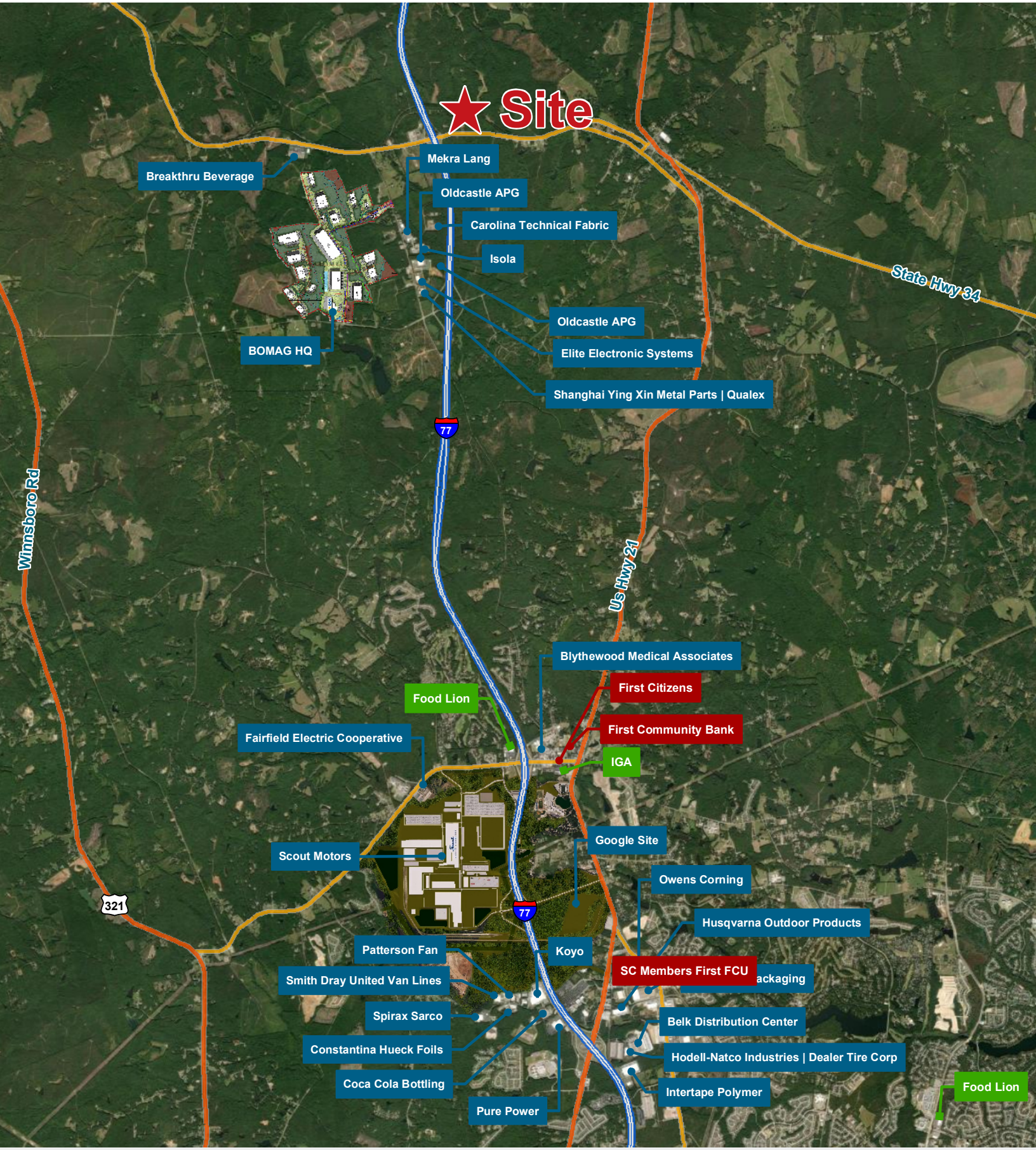
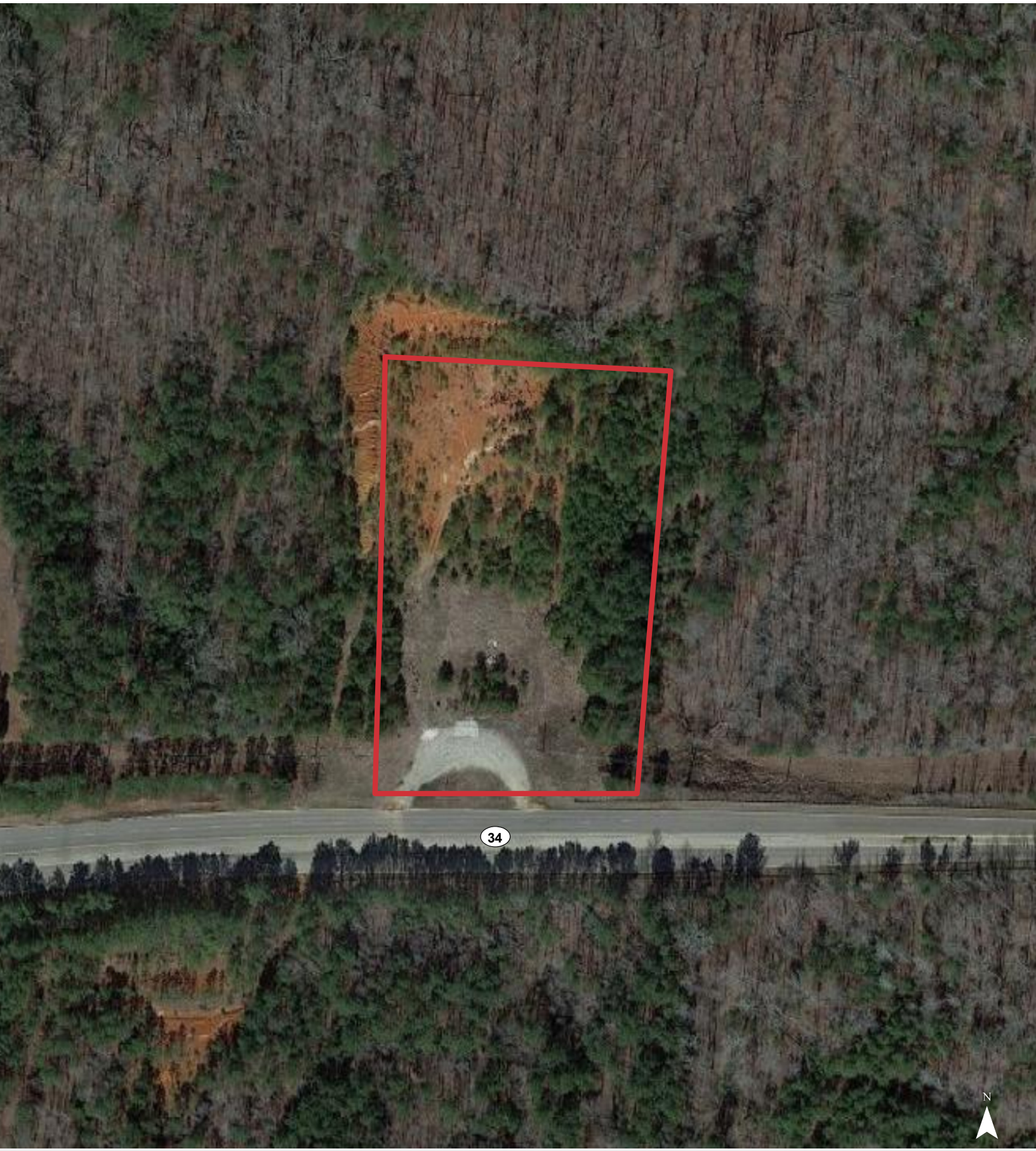
Points of Interest



Aerial



2006 Infrared

Topographical Map

Soil Survey

Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CeB - Cecil sandy loam, 2 to 6 percent slopes

Component: Cecil (95%)

The Cecil component makes up 95 percent of the map unit. Slopes are 2 to 6 percent. This component is on broad and narrorow ridges and sideslopes adjacent to drainageways in the piedmont. The parent material consists of residuum weathered from granite, gneiss, or schist. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well 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 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: CnC2 - Cecil sandy clay loam, 6 to 10 percent slopes, eroded

Component: Cecil (80%)

The Cecil component makes up 80 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 granite and gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well 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 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 4e. This soil does not meet hydric criteria.

Map unit: PaE - Pacolet sandy loam, 10 to 25 percent slopes

Component: Pacolet (85%)

The Pacolet component makes up 85 percent of the map unit. Slopes are 10 to 25 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well 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 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 6e. This soil does not meet hydric criteria.