

Leader Road

Bishopville, SC 29010

60 +/- Acres

NAIColumbia

For more information:

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Leader Road (60 +/- Ac)

- 60 +/- Acres located at I-20 and Hwy 15 (Sumter Hwy) near the City of Bishopville
- 24,400 VPD along I-20 (station 31-2065)
- 1,300 +/- ft of I-20 frontage with excellent visibility
- Water and Sewer to be provided by the City of Bishopville. Exact location and capacity to be determined by the purchaser's engineer
- Front 49 +/- Ac are zoned General Commercial (GC) & Back 11 +/- Ac are zoned Rural (RU)
- Accessed from the I-20 Frontage Rd (Leader Rd)
- Wetland Study has been performed, and it was determined there are no wetlands in the center of the property
- Situated just across the I-20 from the Lee County Industrial Park
- Less than 30 +/- Miles from Florence (I-95), Sumter, Camden, and Hartsville.
- **Sales Price: \$714,000 or \$12,000/ac**





November 17, 2021

Mr. Randy Roelofsen
c/o Mr. Nelson Weston
NAI Columbia
807 Gervais Street, Suite 200
Columbia, SC 29201

**Subject: Letter of Findings
Leader Road Site
Lee County, South Carolina
PEC Project No. 21-1642**

Dear Mr. Roelofsen:

Palmetto Environmental Consulting, Inc. (PEC) is pleased to submit this correspondence to you regarding the approximately 60-acre Leader Road Site located in Bishopville, Lee County, SC (see attached map). PEC performed a wetlands/waters assessment on the project area on November 15, 2021. The purpose of this letter is to summarize our findings.

The site was investigated by PEC for the presence of wetlands or other waters that may be under the jurisdiction of the United States Army Corps of Engineers (USACE). The project area is mostly actively farmed agricultural fields. Several ditches were observed within the property; they did not exhibit an ordinary high-water mark. PEC did not observe hydric soil indicators or evidence of wetland hydrology on the property. Other than right along the southern property where shown on the attached map, PEC does not believe there are wetlands or other waters located in the project area that would be under the jurisdiction of the USACE. Note that the USACE ultimately determines whether an area is wetland or waters under their jurisdiction. Please see attached photographs supporting this assessment.

PEC appreciates the opportunity to provide this information to you. If you have any questions, please contact Robert Bunch at (803) 446-0577.

Sincerely,

PALMETTO ENVIRONMENTAL CONSULTING, INC.

A handwritten signature in black ink that reads "Christopher M. Lake".

Christopher M. Lake, PWS
President

A handwritten signature in black ink that reads "Robert H. Bunch, Jr.".

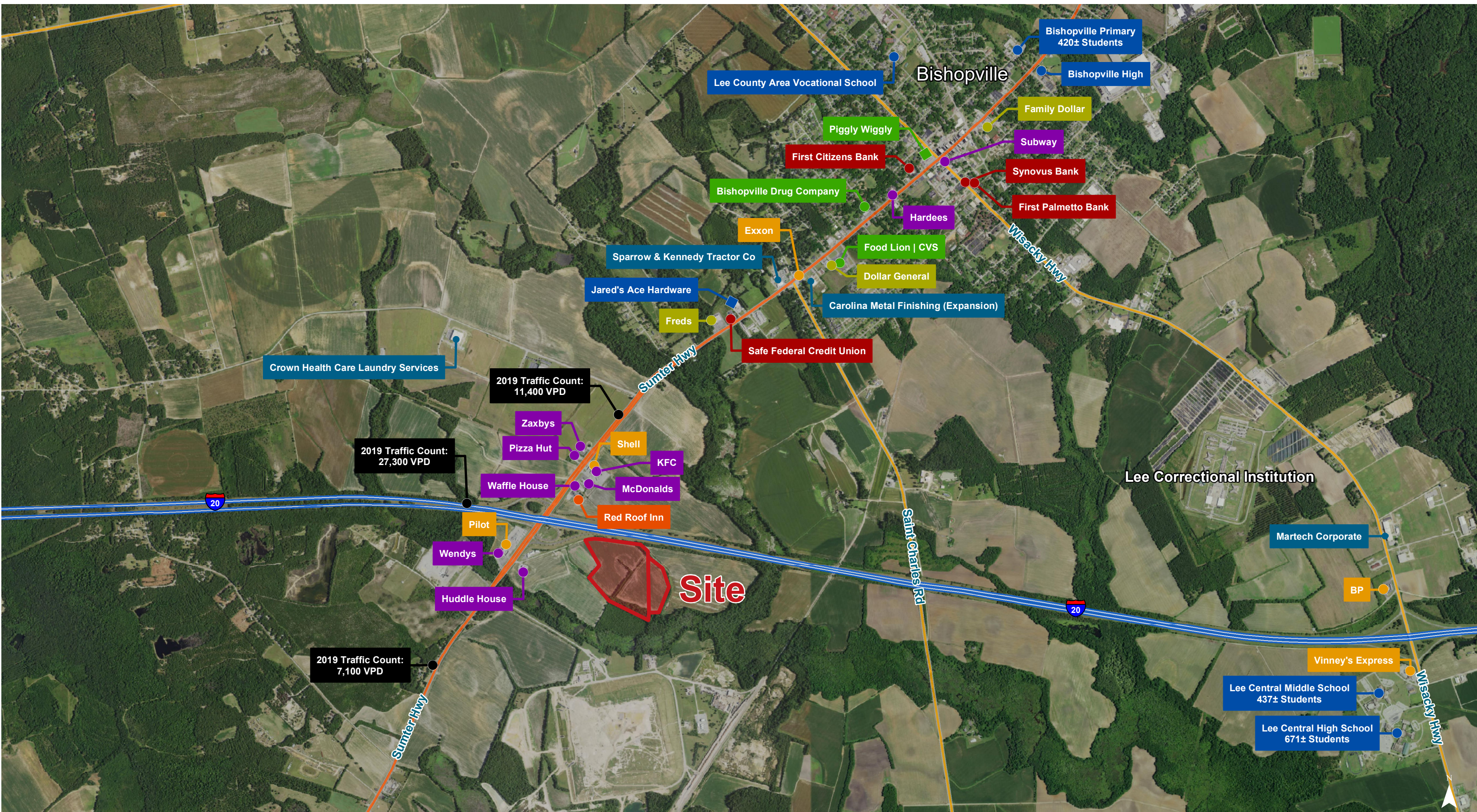
Robert H. Bunch, Jr., PWS
Vice President

Attachments: Project Area Map
Photographs



Map Updated: Thursday, February 25, 2021. 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.

Points of Interest



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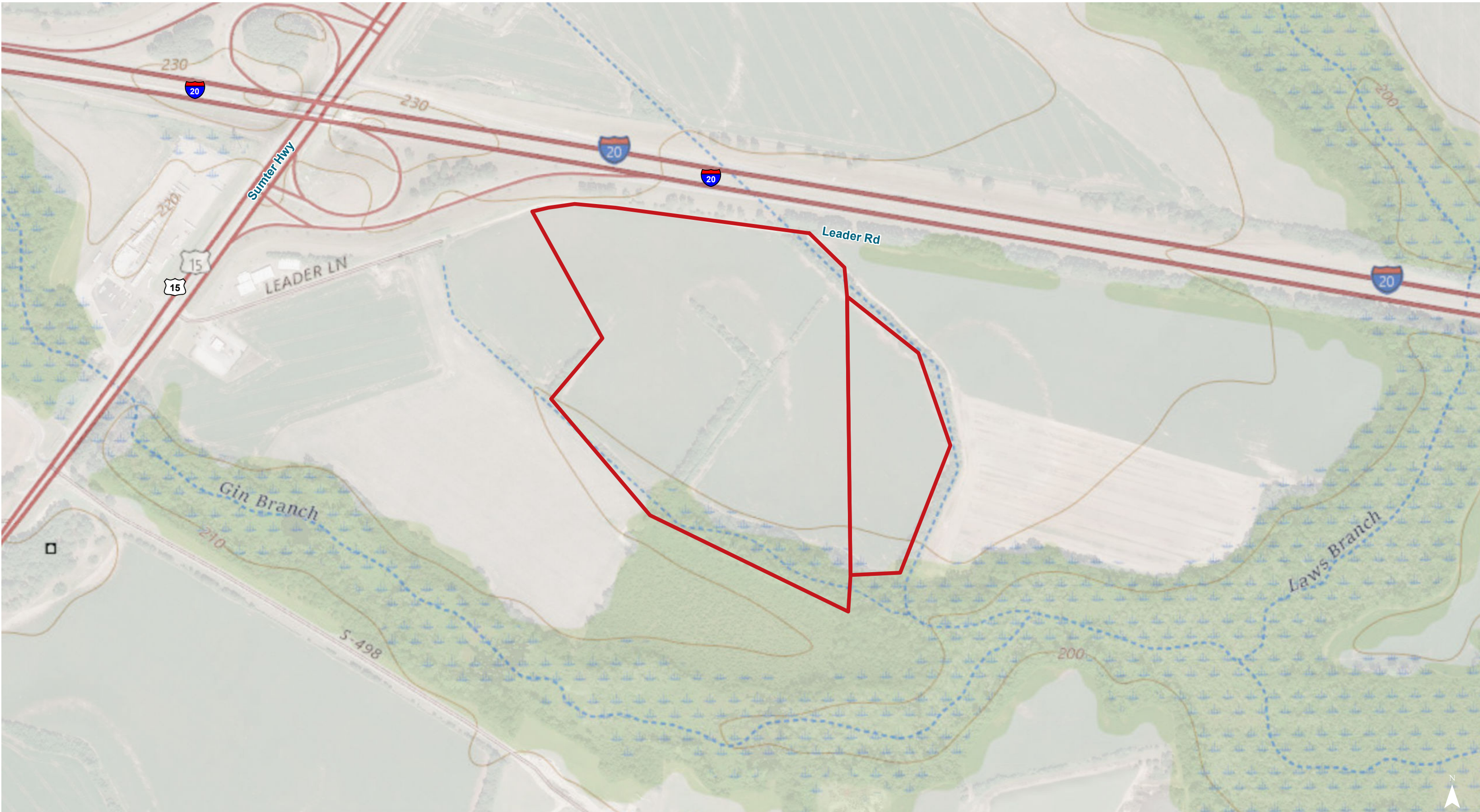




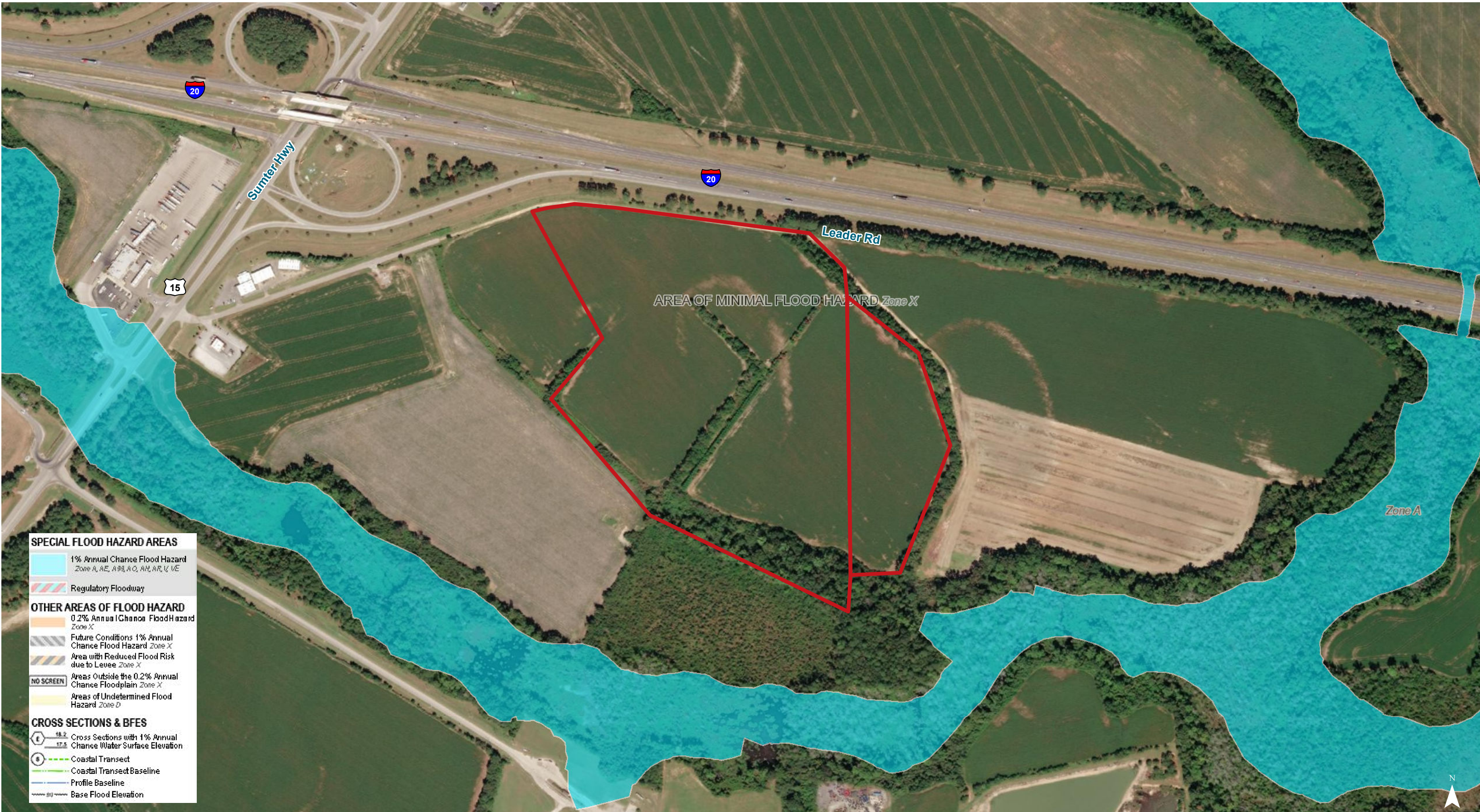
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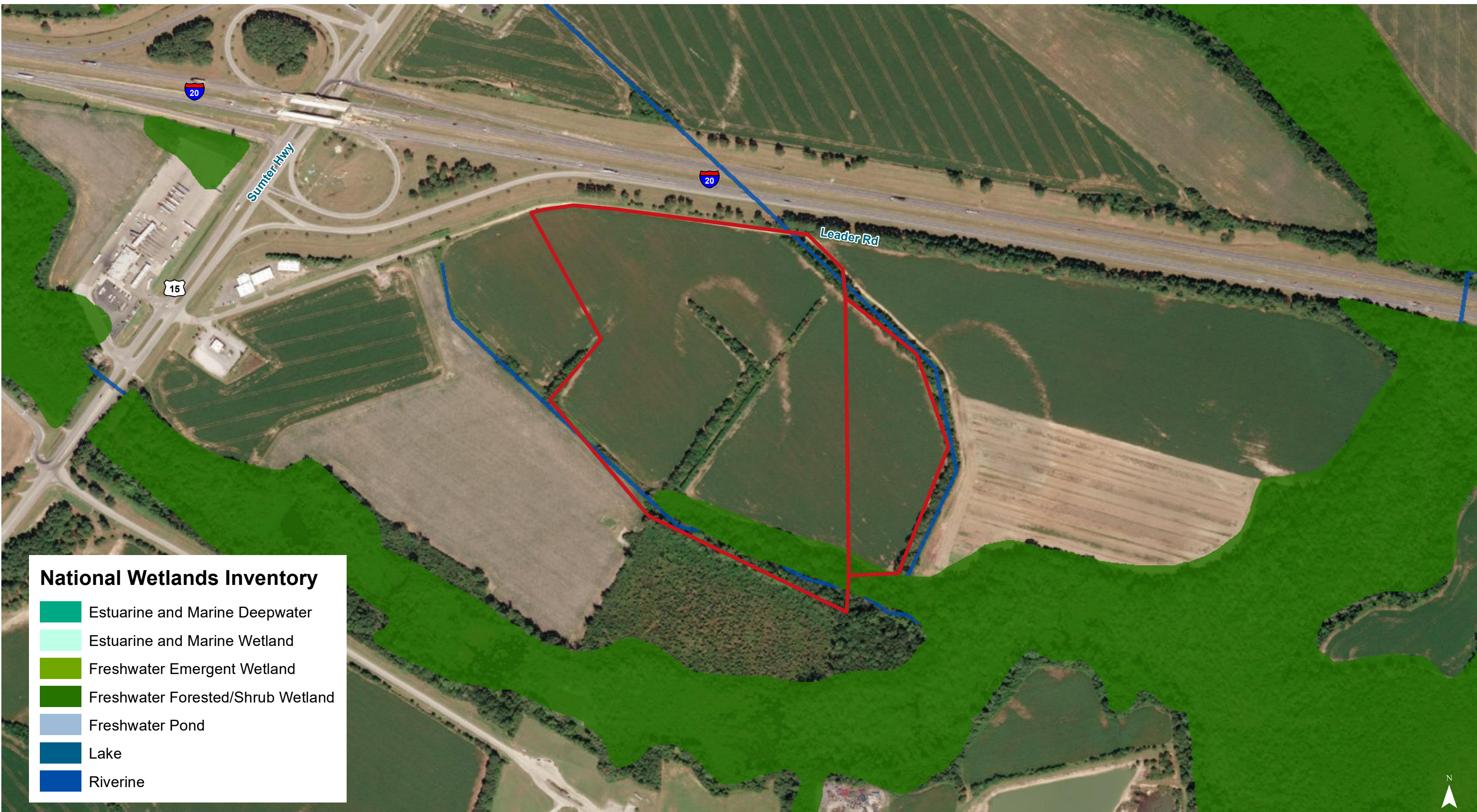
Topographical Map



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National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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Map Unit Description (Brief, Generated)

Lee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: BbB2 - Barnwell sandy loam, 2 to 6 percent slopes, moderately eroded

Component: Barnwell (85%)

The Barnwell component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy fluviomarine deposits. 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. A seasonal zone of water saturation is at 44 inches during January, February, March, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: DoB - Dothan loamy sand, 2 to 6 percent slopes

Component: Dothan (80%)

The Dothan component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer, plinthite, is 25 to 57 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 low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 46 inches during January, February, March, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: JoA - Johnston muck, 0 to 2 percent slopes, frequently flooded

Component: Johnston (100%)

The Johnston component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, swamps. 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 not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 25 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Map unit: NoA - Norfolk loamy sand, 0 to 2 percent slopes

Component: Norfolk (83%)

The Norfolk component makes up 83 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy fluviomarine deposits. 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. A seasonal zone of water saturation is at 57 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Lee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: RaA - Rains sandy loam, 0 to 2 percent slopes

Component: Rains (89%)

The Rains component makes up 89 percent of the map unit. Slopes are 0 to 2 percent. This component is on Carolina Bays, depressions, coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is 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 not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: WaB - Wagram sand, 0 to 4 percent slopes

Component: Wagram (86%)

The Wagram component makes up 86 percent of the map unit. Slopes are 0 to 4 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy fluviomarine deposits. 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 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 0 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.