



**Cook Road**  
Ridgeway, South Carolina

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# Cook Road

Ridgeway, South Carolina

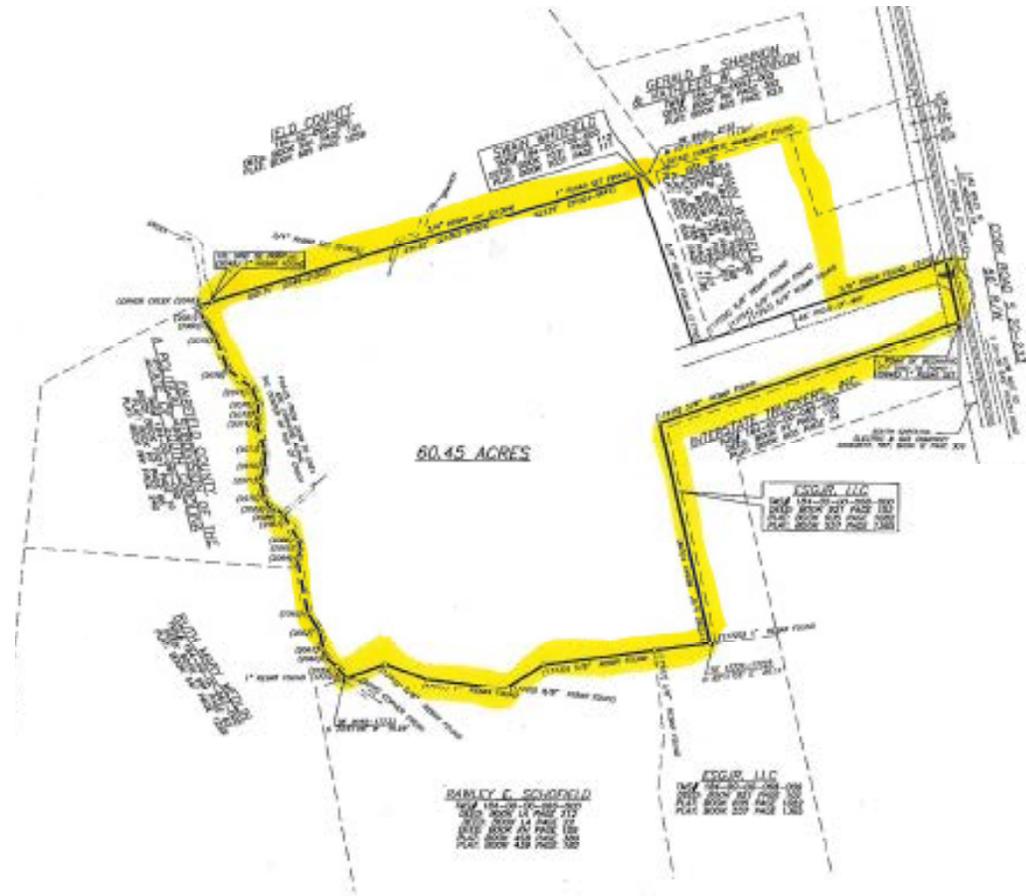
For Sale or Ground Lease

±66 AC

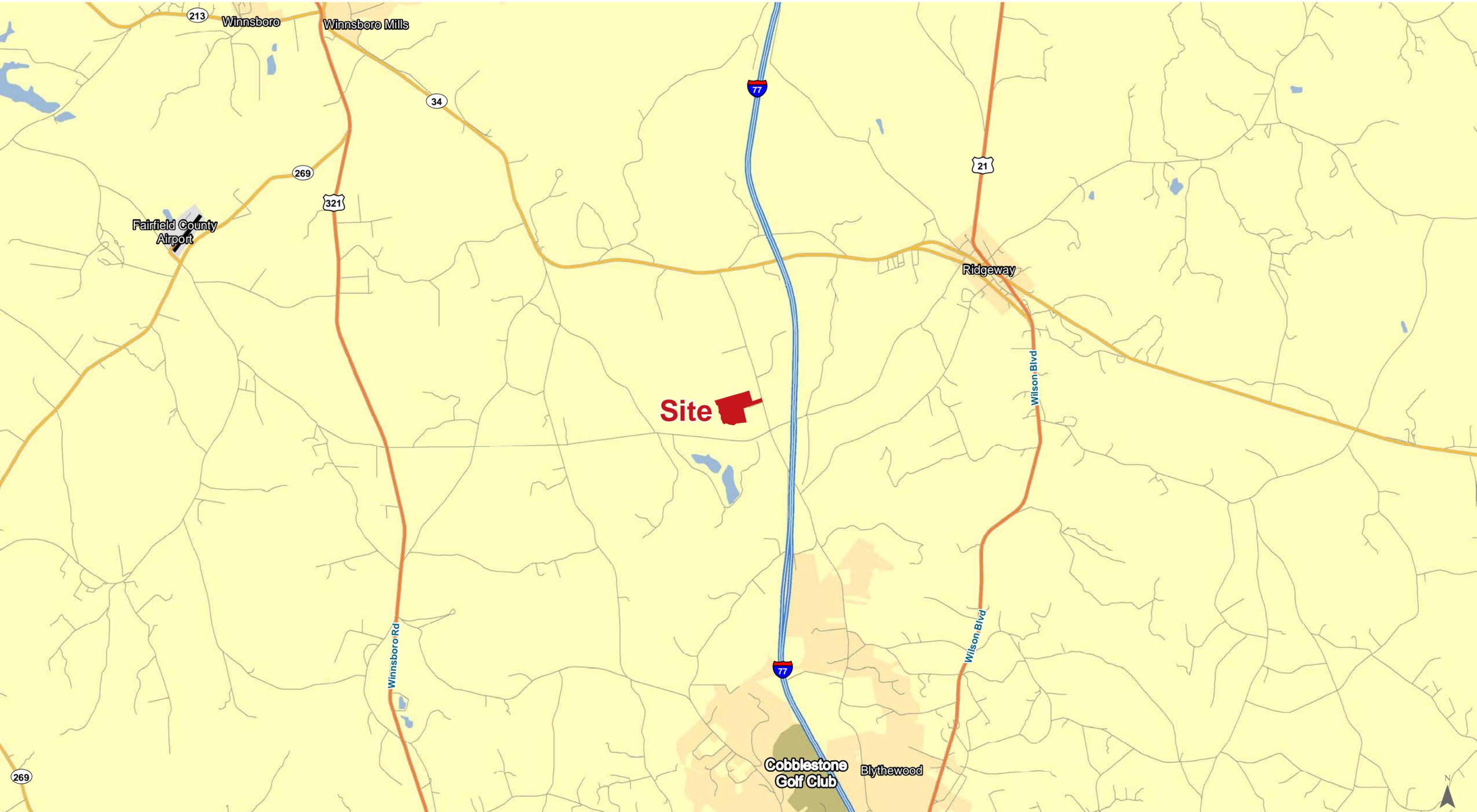
Industrial Land

## Property Features

- For Sale or Ground Lease
- ±66 acres on Cook Road near exit 32 on I-77
- Along industrial corridor
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- Zoning: I-1, Fairfield County
- Approximately 35-40 usable acres
- Sale Price:  
**\$825,000 (\$12,500 per acre)**
- Ground Lease Fee: TBD



# Location

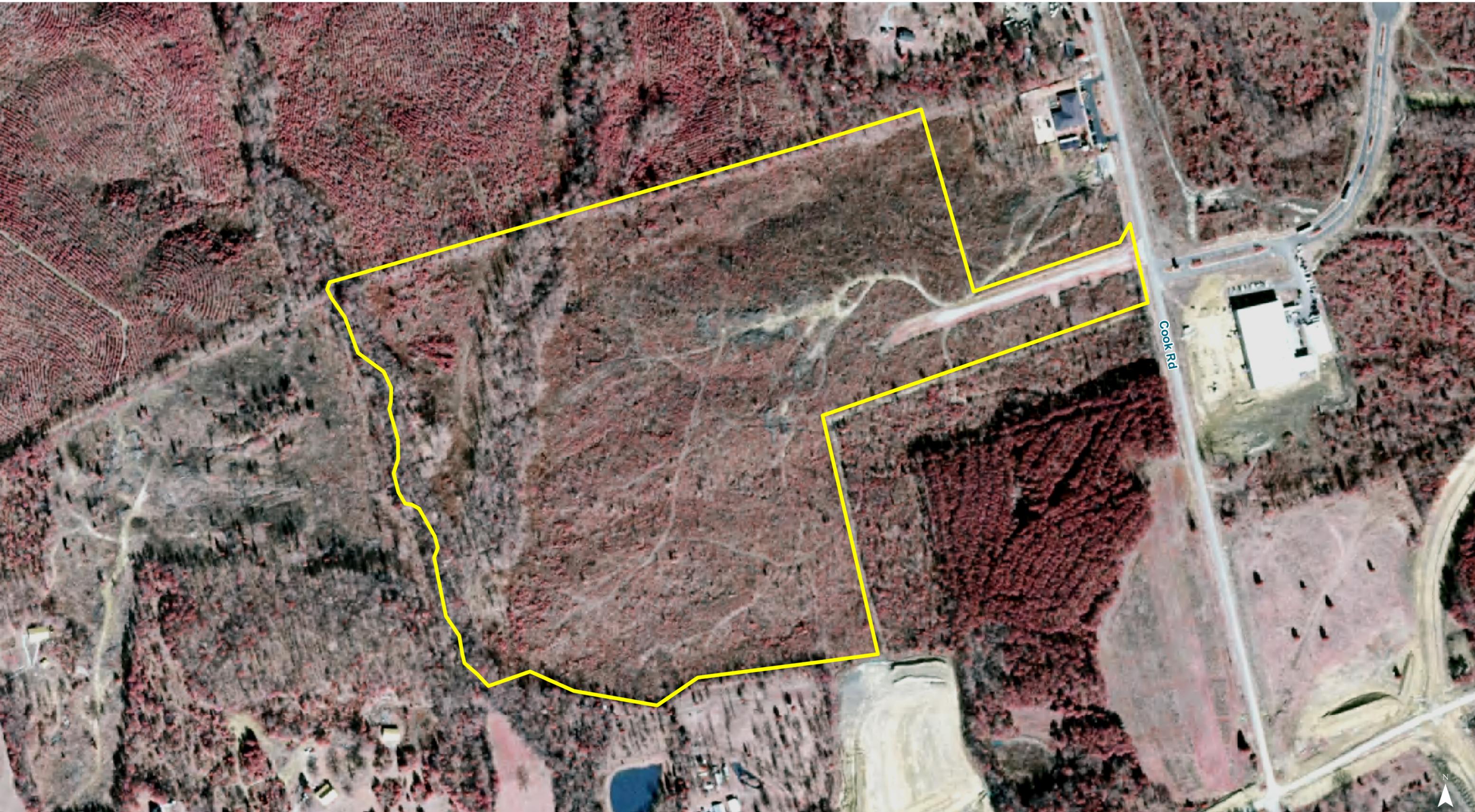


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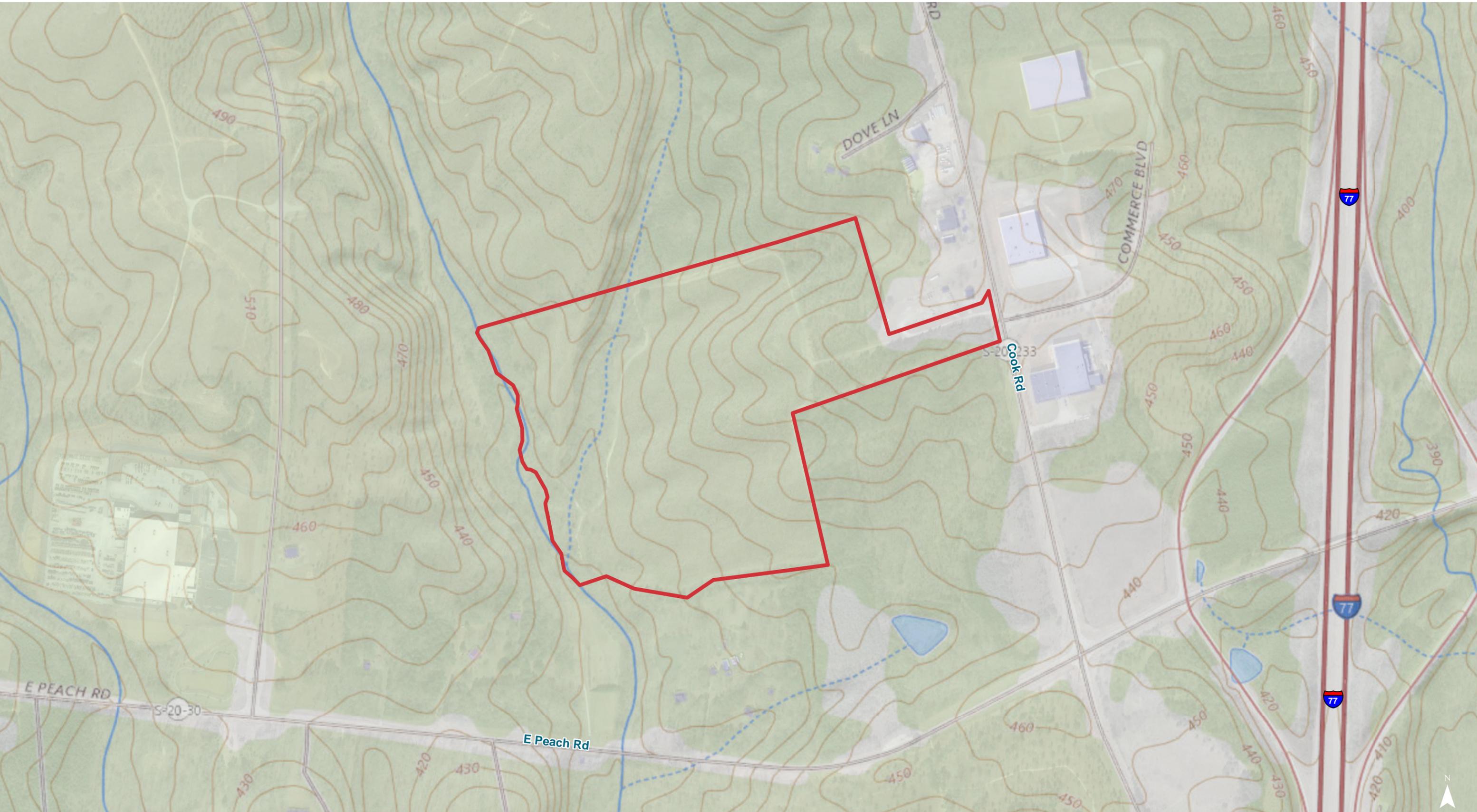




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# Topographical Map



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## SPECIAL FLOOD HAZARD AREAS

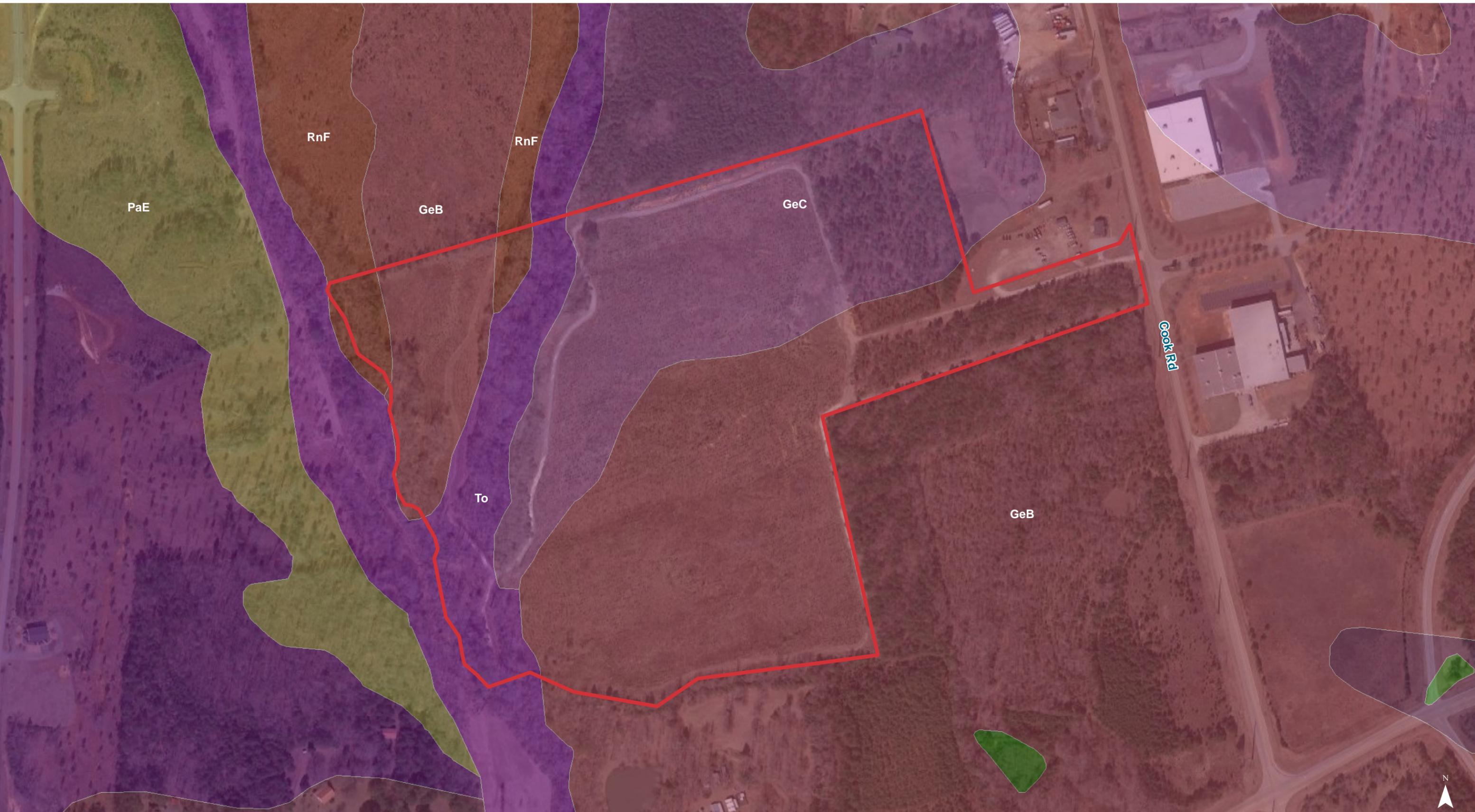
- 1% Annual Chance Flood Hazard  
Zone A, AE, A99, AO, AH, AR, U, VE
- Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard  
Zone X
- Future Conditions 1% Annual  
Chance Flood Hazard Zone X
- Area with Reduced Flood Risk  
due to Levee Zone X
- Areas Outside the 0.2% Annual  
Chance Floodplain Zone X
- Areas of Undetermined Flood  
Hazard Zone D
- CROSS SECTIONS & BFES**
- Cross Sections with 1% Annual  
Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

## National Wetlands Inv.

- 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)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** GeB - Georgeville loam, 2 to 6 percent slopes

**Component:** Georgeville (80%)

*The Georgeville component makes up 80 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 argillite. 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 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:** GeC - Georgeville loam, 6 to 10 percent slopes

**Component:** Georgeville (80%)

*The Georgeville 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 argillite. 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 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.*

**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.*

**Map unit:** To - Toccoa loam

**Component:** Toccoa (70%)

*The Toccoa component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on valleys. The parent material consists of loamy alluvium. 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 high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.*