

1867
AM Nash Road
Manning, SC 29102
±31.5 Acres

±2.161 Acres
SOLD

±30 Miles to
INTERSTATE
26

INTERSTATE
95

AM Nash Rd

For more information:

Tombo Milliken
Senior Broker | Principal
803.206.8384
tombo.milliken@naicolumbia.com

Tom Milliken
Senior Broker | Principal
803.331.6999
tmilliken@naicolumbia.com

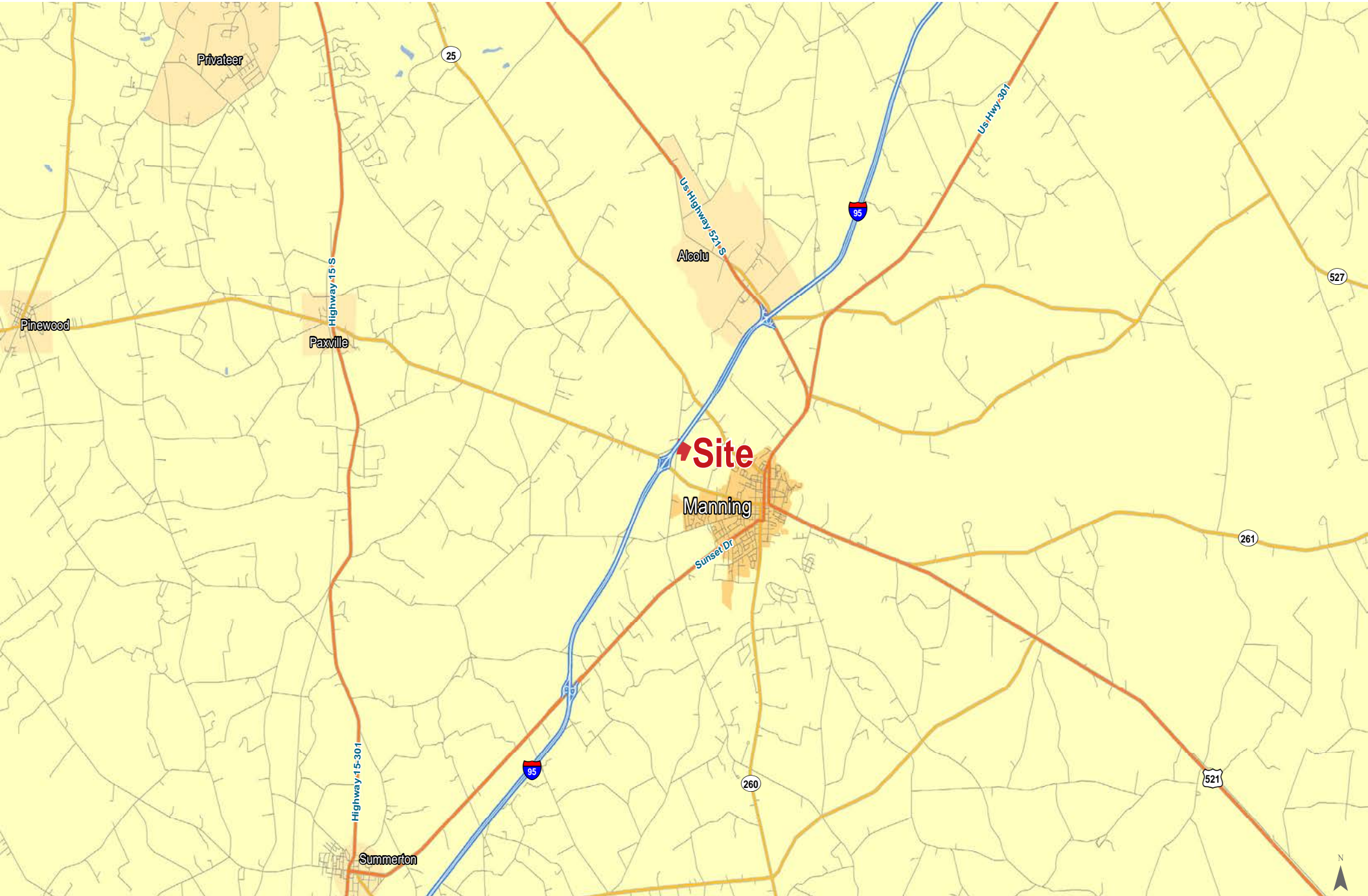
Nelson Weston III
Brokerage Associates
803.678.7346
nweston@naicolumbia.com



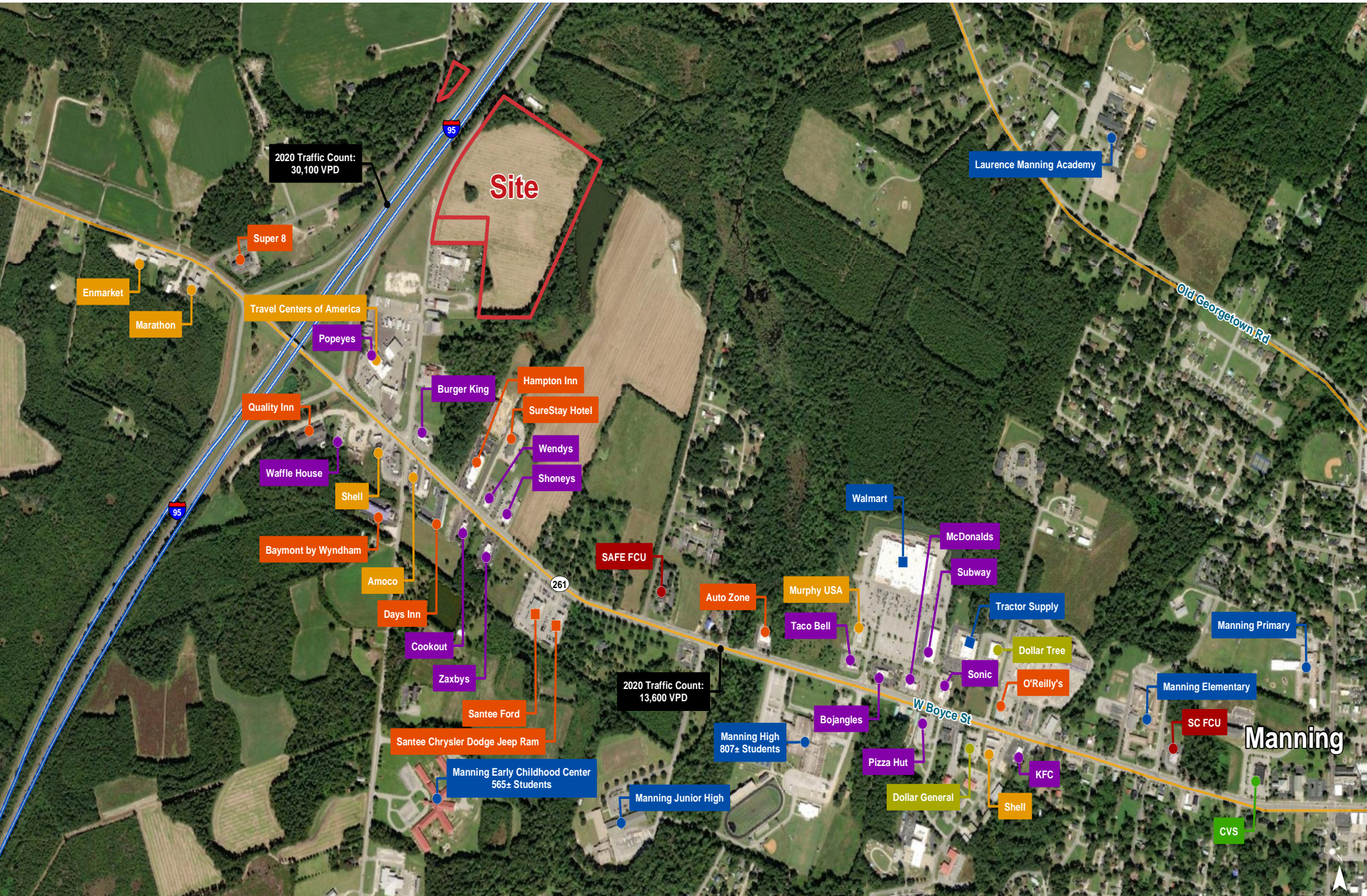
AM Nash Road | ±31.5 Acres

- **±31.5 Acre Development Tract near Manning, SC**
- **Excellent visibility from I-95 with 1,100 +/- ft of Interstate Frontage along AM Nash Road**
- **Property is Zoned GC-IND, allowing for both Commercial and Industrial Uses**
- **Water and Sewer (Manning Utility Department) are both near the subject property on AM Nash Rd. Purchaser's Engineer to confirm location and capacity.**
- **Accessed from the I-95 Frontage Rd (AM Nash Rd)**
- **Located between two Interchanges. A half mile (.5 +/-) from Exit 119 (Hwy 261 to Manning) and 2.75 +/- miles from Exit 122 (Hwy 521 to Alcolu)**
- **30 +/- Miles from the I-95 & I-26 Interchange**
- **Sales Price: \$1,500,000**





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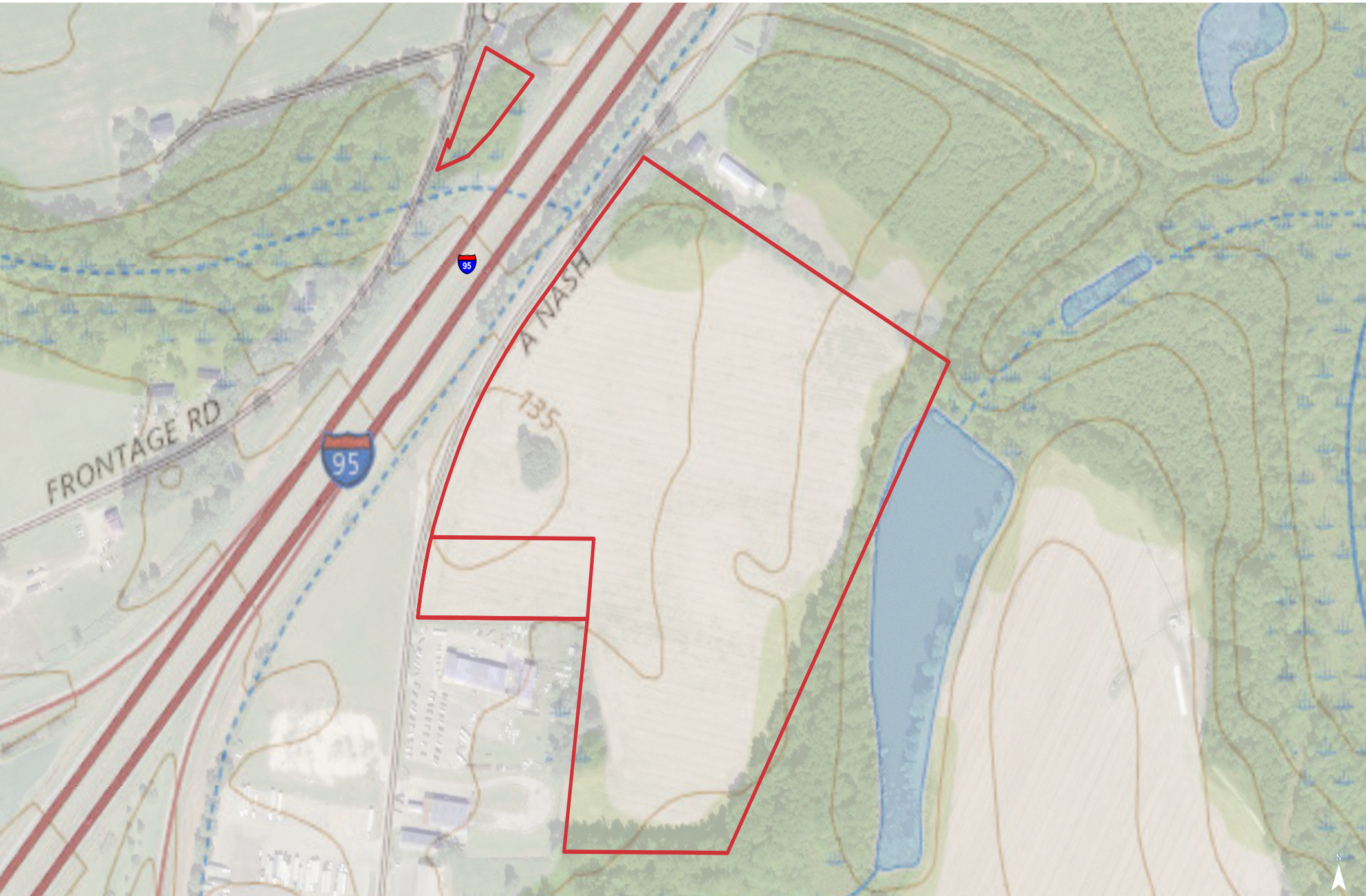
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±2.161 Acres
SOLD



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SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard
Zone A, AE, A99, A0, AN, AR, V, 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
- NO SCREEN
- Areas Outside the 0.2% Annual Chance Floodplain
Zone X
- Areas of Undetermined Flood Hazard
Zone D

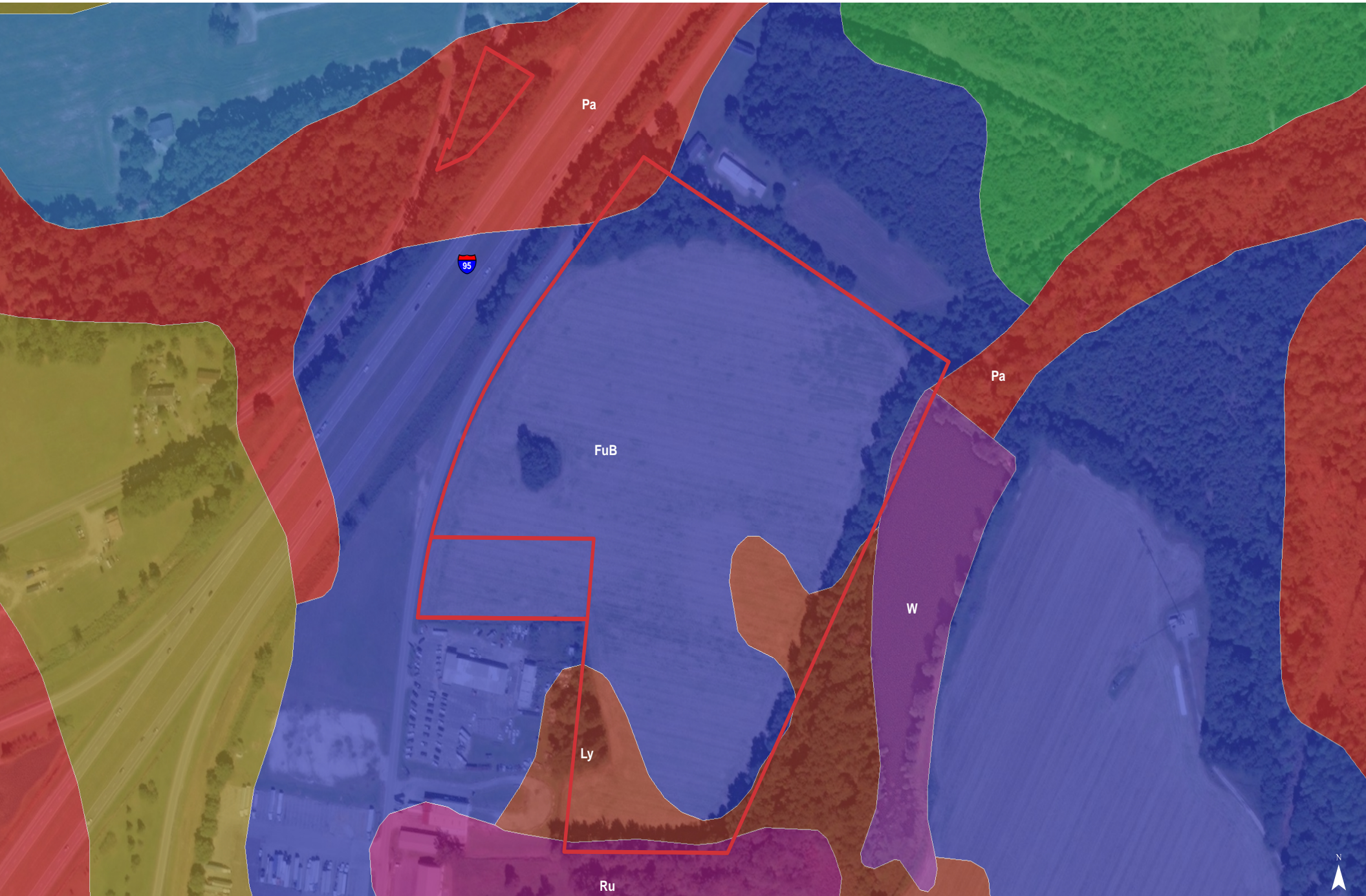
CROSS SECTIONS & BFES

- 19.2
17.8
Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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Map Unit Description (Brief, Generated)

Clarendon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: FuB - Fuquay fine sand, 0 to 6 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy marine 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 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 48 inches during January, February, March. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: Ly - Lynchburg loamy sand

Component: Lynchburg (97%)

The Lynchburg component makes up 97 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 marine deposits. 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 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, April, November, 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.

Map unit: Pa - Paxville loam

Component: Paxville (100%)

The Paxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, coastal plains. The parent material consists of loamy marine deposits. 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 not flooded. It is not ponded. A seasonal zone of water saturation is at 0 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 meets hydric criteria.

Map unit: Ru - Rutlege loamy fine sand

Component: Rutlege (100%)

The Rutlege component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood plains. The parent material consists of sandy fluviomarine deposits. 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 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 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Clarendon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: W - Water

Component: Water (100%)

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