

NAI Columbia



For Sale

±74 Acres
Development Tract

KOMATSU

Site
±74 Acres

SAMSUNG

Highway 219

Newberry, South Carolina



Tombo Milliken

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Tom Milliken

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807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100

www.naicolumbia.com

Highway 219

Newberry, South Carolina

Property Features

- ±74.45 Acres
- Zoning: Industrial
- ±468' of road frontage along Hwy 219
- Utilities: City of Newberry
 - Water - 12" line along Hwy 219
 - Sewer - 8" line along Hwy 219
 - Fiber - AT&T or Carolina Connect
 - Utilities to be verified by purchaser's engineer
- Adjoining properties include Samsung & Komatsu
- Will consider subdividing
- Partial detention ponds in place in some areas of property
- Traffic Counts: Highway 219 is ±9,000 VPD
Interstate 26 is ±43,200 VPD
- Easy access to I-26. Only ±0.6 miles from site
- Proposed signalization at Highway 219
- Labor Force by Drive Time:
 - 30 minutes - population ±24,307
 - 45 minutes - population ±132,985
 - 60 minutes - population ±500,120
- Transportation: Inland Port of Greer - ±72 miles
Inland Port of Dillon - ±145 miles
Port of Charleston - ±150 miles
Columbia Metro Airport (CAE) - ±40 miles

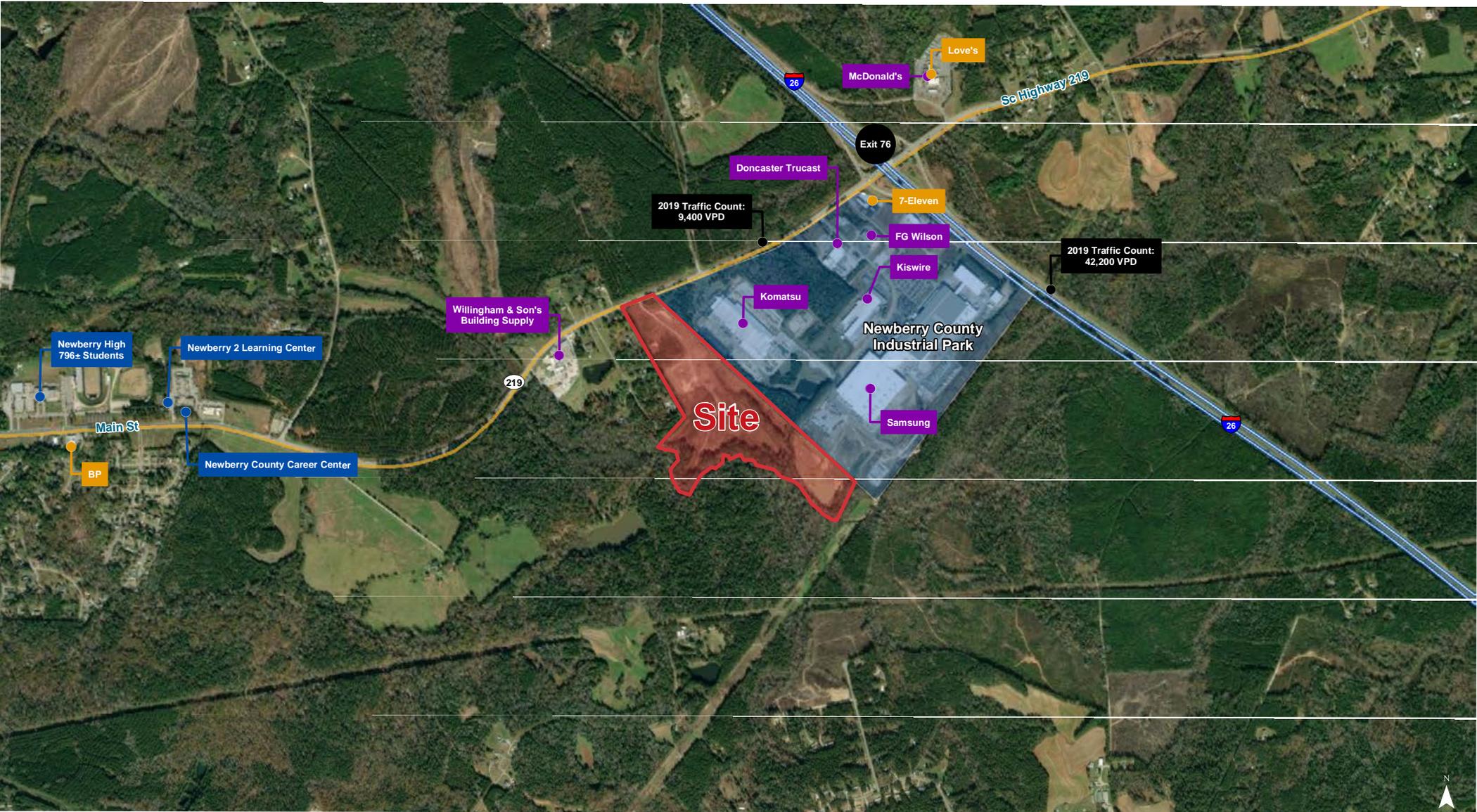
Sales Price: \$3,722,500 or \$50,000 per acre

For Sale

±74 Acres
Development Tract

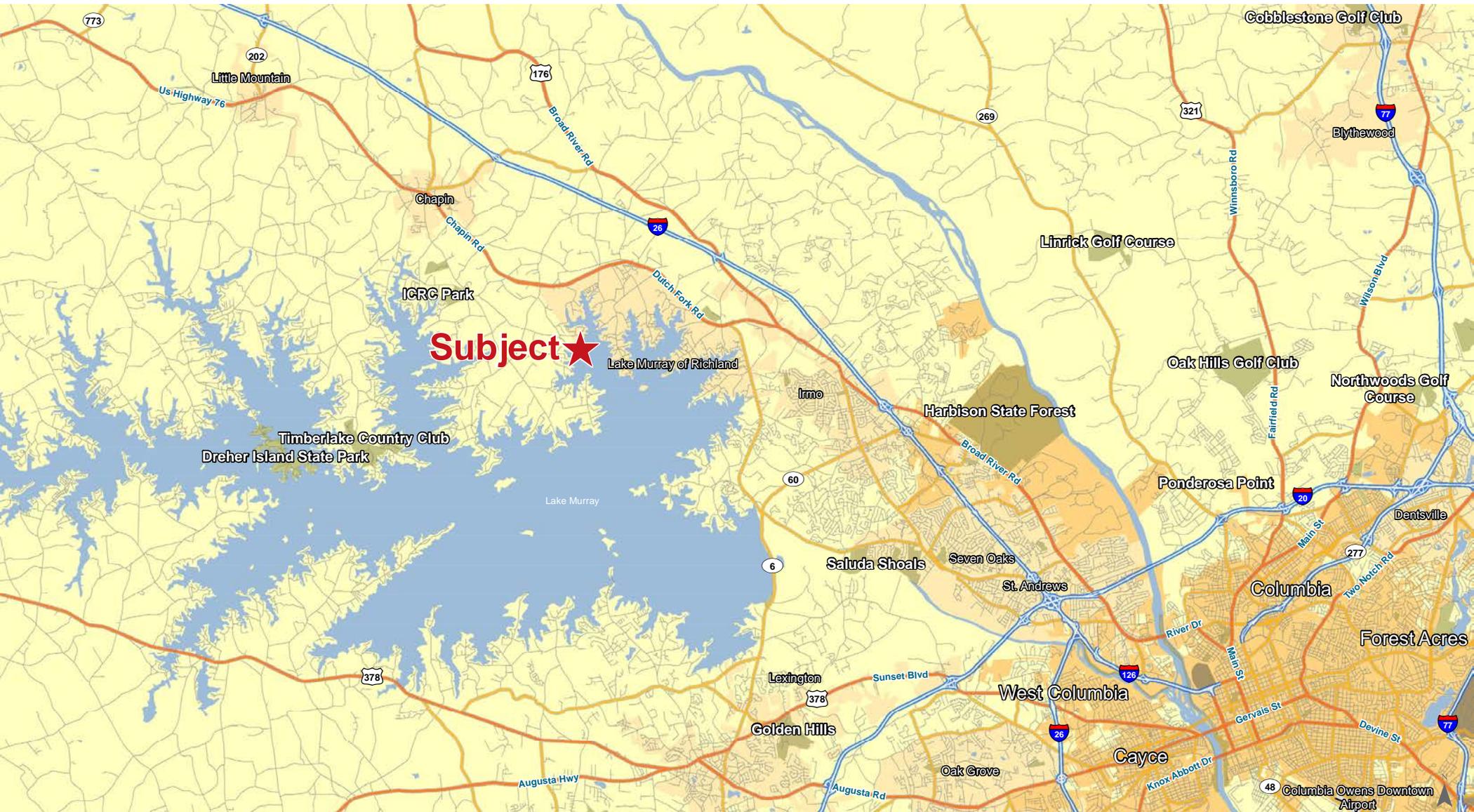


Points of Interest



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Location



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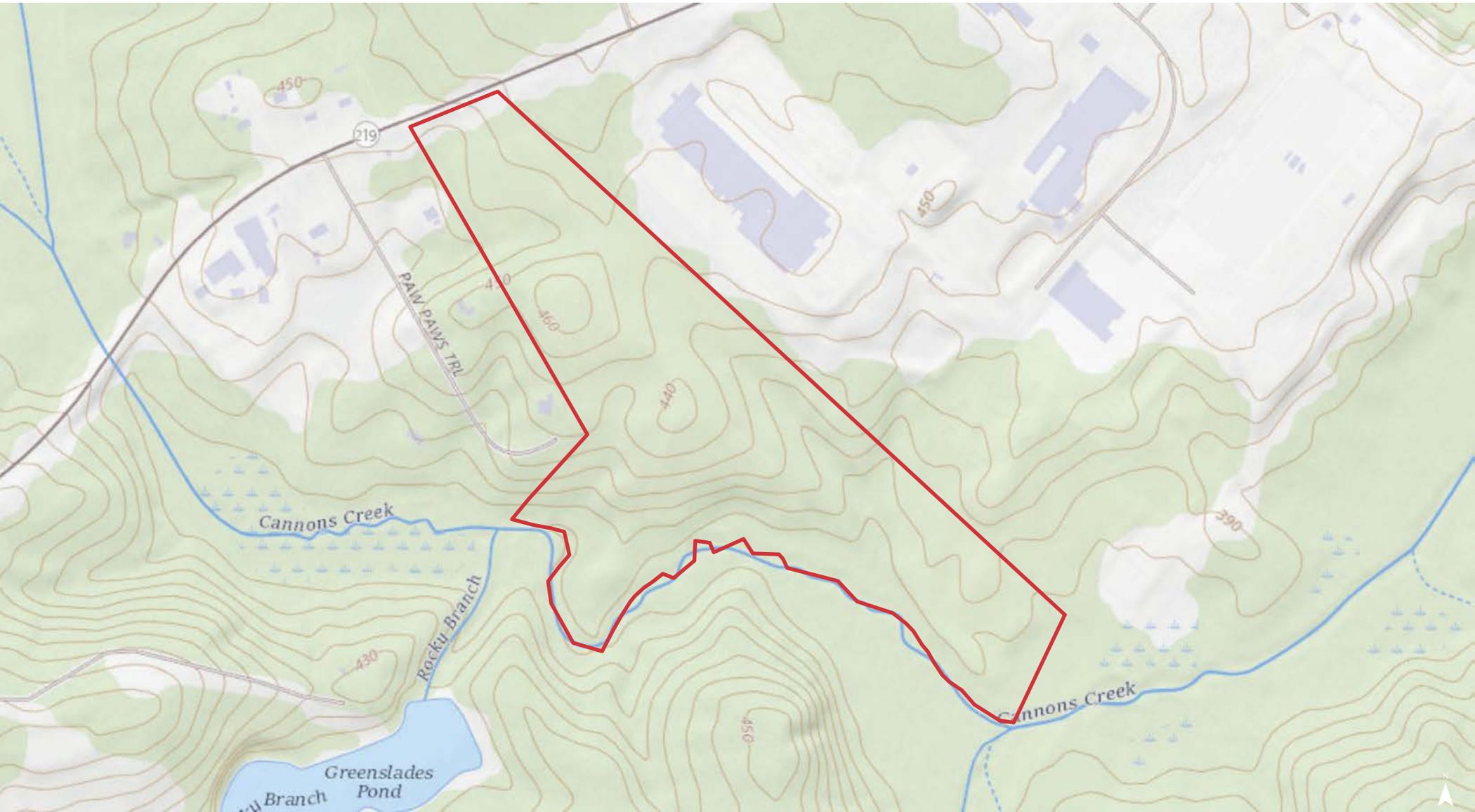
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FEMA Flood Zones



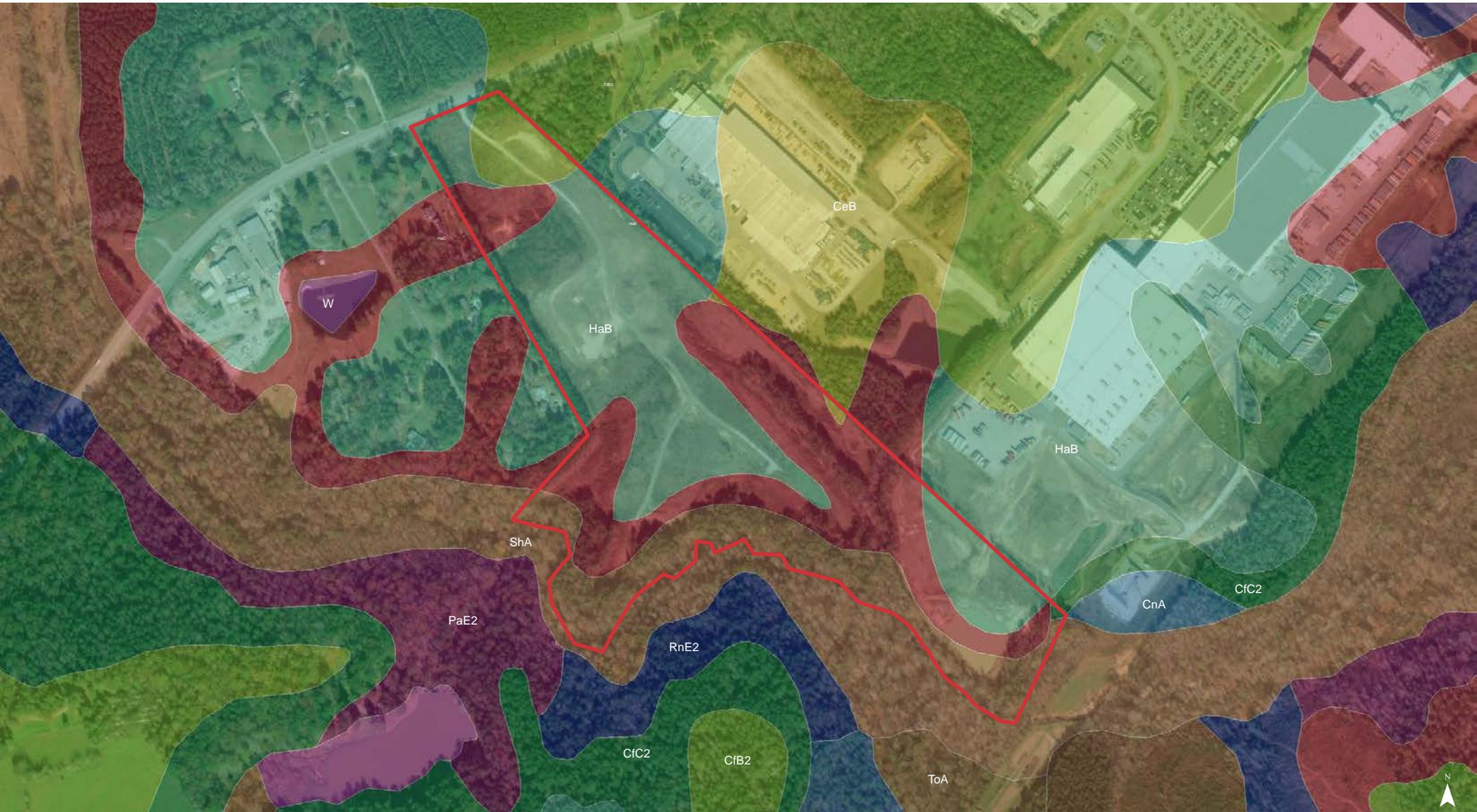
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Topographical Map



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Soil Survey



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Map Unit Description (Brief, Generated)

Newberry 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 narrow 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: CfB2 - Cecil sandy clay loam, 2 to 6 percent slopes, moderately eroded

Component: Cecil (80%)

The Cecil component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from 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 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: CfC2 - Cecil sandy clay loam, 6 to 10 percent slopes, moderately 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 interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from 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 0 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: CnA - Chenneby silt loam, 0 to 2 percent slopes, frequently flooded

Component: Chenneby (75%)

The Chenneby component makes up 75 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on piedmonts. The parent material consists of alluvium. 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 high. Shrink-swell potential is low. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 20 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: HaB - Hard Labor sandy loam, 2 to 6 percent slopes

Component: Hard Labor (75%)

The Hard Labor component makes up 75 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from gneiss and/or residuum weathered from granite. 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 45 inches during January, February, March, December. 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: HaC - Hard Labor sandy loam, 6 to 10 percent slopes

Component: Hard Labor (75%)

The Hard Labor component makes up 75 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from gneiss. 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 45 inches during January, February, March, December. 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: PaE2 - Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded

Component: Pacolet (90%)

The Pacolet component makes up 90 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from gneiss and/or residuum weathered from granite. 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 7e. This soil does not meet hydric criteria.

Map unit: RnE2 - Rion sandy loam, 15 to 25 percent slopes, moderately eroded

Component: Rion (75%)

The Rion component makes up 75 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from granite and/or residuum weathered from 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 7e. This soil does not meet hydric criteria.