321

Site
±10.30
Acres

Blackstock Rd

# Columbia Rd (Hwy 321)

## Chester, SC

**NAI Columbia**

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com

**Tombo Milliken**
803.206.8384
tombo.milliken@naicolumbia.com

**Tom Milliken**
803.331.6999
tmilliken@naicolumbia.com

**Nelson Weston, III**
803.678.7346
nweston@naicolumbia.com

- Approximately ± 10.30 acres for sale near Chester, SC (owner will consider subdividing)

- Located at the corner of Blackstock Rd. and Columbia R. (Hwy 321) which is the main thoroughfare between Chester and Winnsboro and is about halfway between the two towns

- Approximately ±1,650 ft of combined road frontage on Hwy 321 and Blackstock Road.

- Great location for convenience store, discount store, or a country feed & seed store.

- Zoning: Rural Two District (R-2 in Chester County) which allows for limited commercial uses and residential uses.

## SALES PRICE: $399,000

SPECIAL FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard
Zone A, AE, AH, AO, 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

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 Inventory**

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

CeB

MaB

CnC2
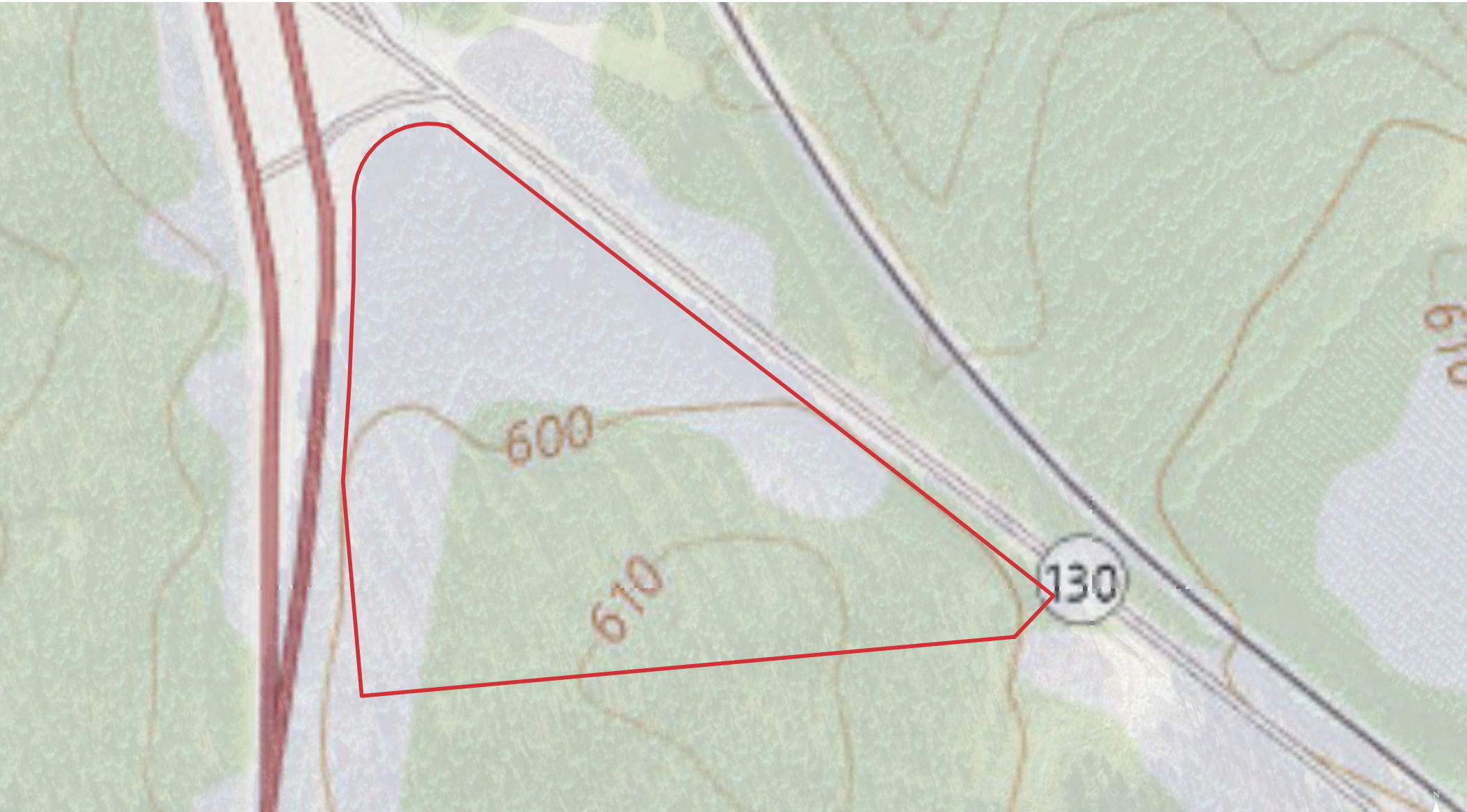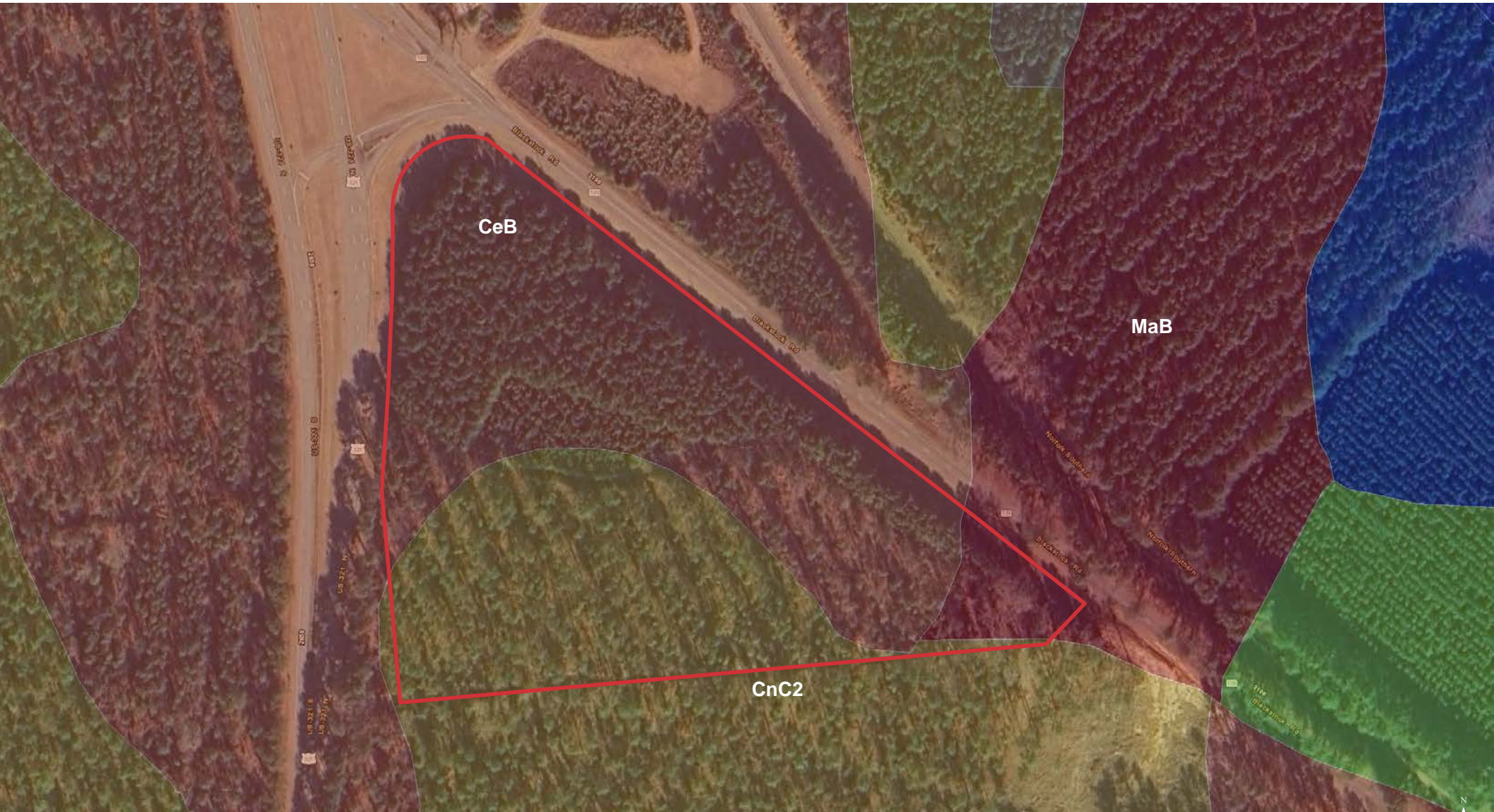
## Map Unit Description (Brief, Generated)

Chester 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 (100%)

*The Cecil component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on piedmonts. 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:** MaB - Madison sandy loam, 2 to 6 percent slopes

**Component:** Madison (100%)

*The Madison component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of clayey residuum weathered from granite and gneiss. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 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.*

# DEMOGRAPHIC Profile
Blackstock and Columbia Rd.

| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Population** | | | | **2023 Age Dist.** | | | | **Median Household Income** | | | |
| 2020 Census | 6,411 | 48,090 | 113,505 | 0 - 4 | 6.1% | 5.9% | 5.7% | 2023 Estimate | $51,308 | $53,157 | $58,641 |
| 2023 Estimate | 6,543 | 48,923 | 117,068 | 5 - 9 | 5.8% | 6.0% | 6.0% | 2028 Projection | $55,154 | $58,758 | $66,529 |
| 2028 Projection | 6,611 | 49,418 | 119,155 | 10 - 14 | 5.6% | 6.0% | 6.1% | | | | |
| % Chg. 2022-2027 | 1.0% | 1.0% | 1.8% | 15 - 19 | 6.4% | 5.8% | 6.6% | **Average Household Income** | | | |
| | | | | 20 - 24 | 7.7% | 6.9% | 8.5% | 2023 Estimate | $70,856 | $81,592 | $85,659 |
| **Households** | | | | 25 - 34 | 15.4% | 15.1% | 14.6% | 2028 Projection | $80,325 | $92,716 | $97,558 |
| 2020 Census | 2,767 | 20,594 | 44,223 | 35 - 44 | 13.9% | 14.1% | 13.9% | | | | |
| 2023 Estimate | 2,838 | 21,103 | 46,004 | 45 - 54 | 10.5% | 11.0% | 11.2% | **Per Capita Household Income** | | | |
| 2028 Projection | 2,901 | 21,561 | 47,345 | 55 - 64 | 11.2% | 11.5% | 11.4% | 2023 Estimate | $30,706 | $35,016 | $34,584 |
| | | | | 65 - 74 | 9.7% | 10.3% | 9.7% | 2028 Projection | $35,207 | $40,210 | $39,680 |
| **Families** | | | | 75 - 84 | 5.6% | 5.3% | 4.7% | | | | |
| 2010 Census | 1,480 | 11,862 | 26,704 | 85+ | 2.1% | 2.1% | 1.7% | **2023 Household Income Dist.** | | | |
| 2023 Estimate | 1,686 | 12,791 | 29,701 | | | | | Less than $15,000 | 12.3% | 14.2% | 12.3% |
| 2028 Projection | 1,716 | 13,012 | 30,485 | **Median Age** | | | | $15,000 - $24,999 | 7.6% | 7.4% | 6.3% |
| | | | | 2010 Census | 35.4 | 35.3 | 33.4 | $25,000 - $34,999 | 16.1% | 10.5% | 8.7% |
| **2023 Housing Data** | | | | 2023 Estimate | 37.0 | 37.9 | 36.8 | $35,000 - $49,999 | 12.3% | 14.7% | 14.6% |
| Owner Occ. Housing Units | 1,457 | 11,671 | 28,985 | 2028 Projection | 36.4 | 38.5 | 36.8 | $50,000 - $74,999 | 21.7% | 18.2% | 18.4% |
| Renter Occ. Housing Units | 1,366 | 9,432 | 17,019 | | | | | $75,000 - $99,999 | 12.4% | 11.9% | 13.1% |
| | | | | **Average Household Size** | | | | $100,000 - $149,999 | 10.5% | 12.1% | 14.3% |
| **2023 Business Data** | | | | 2020 Census | 0.00 | 0.00 | 0.00 | $150,000 - $199,999 | 3.5% | 5.0% | 6.6% |
| Total Businesses: | 363 | 1,599 | 3,298 | 2023 Estimate | 2.27 | 2.28 | 2.39 | $200,000 and Up | 3.7% | 6.0% | 5.7% |
| Total Employees: | 3,796 | 20,307 | 43,544 | 2028 Projection | 2.24 | 2.26 | 2.37 | | | | |