



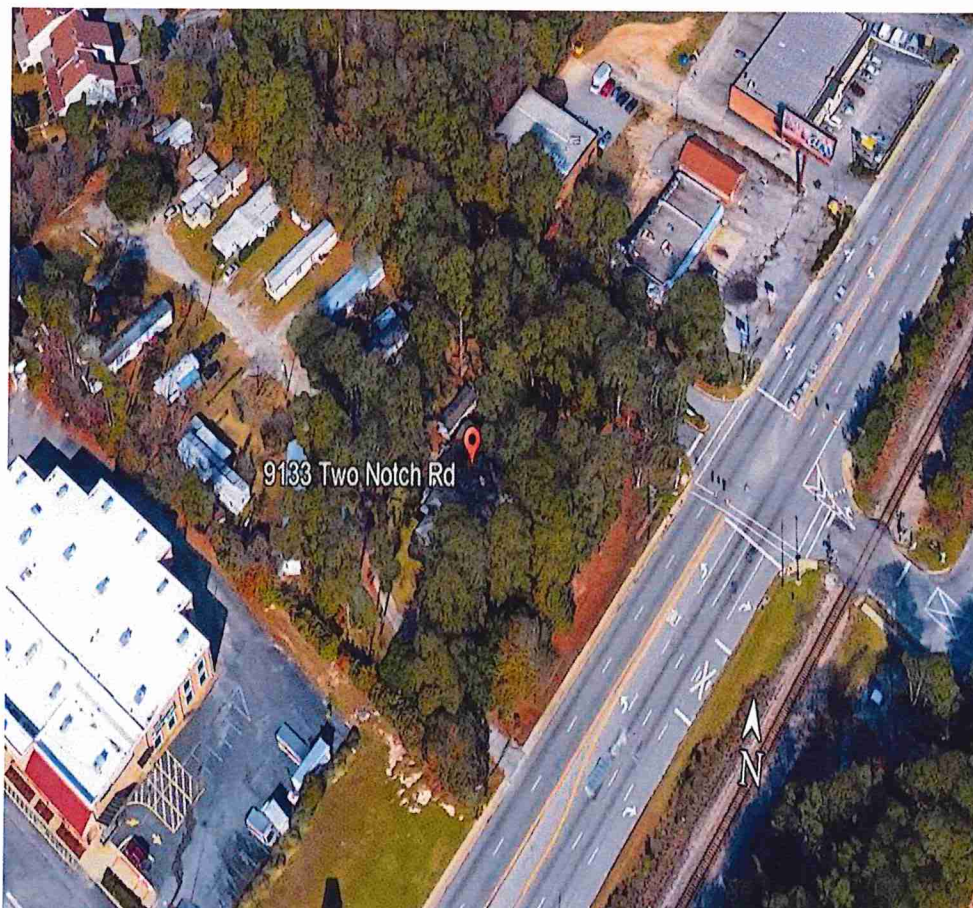
W. Rhett Kelly, Sales Associate
rkelly@svrealty.com
www.svrealty.com

PROPERTY AVAILABLE!!



955 Old Cherokee Road
Lexington, SC 29072
Office: (803) 359-9571
Mobile: (803) 238-2819

NEC of I-77 & Two Notch Road
Columbia, SC 29223



PROPERTY DETAILS

- LOCATION: 9133 TWO NOTCH ROAD, COLUMBIA, S.C.
- \$1,200,000.00
- +/- 2.76 AC
- Zoned GC
- Property is adjacent to Spring Valley Commons Shopping Center, Two Notch Road near I-77 in Columbia, SC
- Phase 1 Environmental Site Assessment Completed ;
Geotechnical- by
Environmental Engineering Firm
- Phase 1 Verified by Second Party Geotechnical –
Environmental Engineering Firm

DEMOGRAPHIC SNAPSHOT (2019)

	1 mile	3 mile	5 mile
Population	6,664	46,172	115,706
Projected Pop. (2024)	6,872	47,857	119,760
Avg. HH Income	\$49,393	\$66,617	\$78,089

TRAFFIC COUNTS

Two Notch Road 28,287

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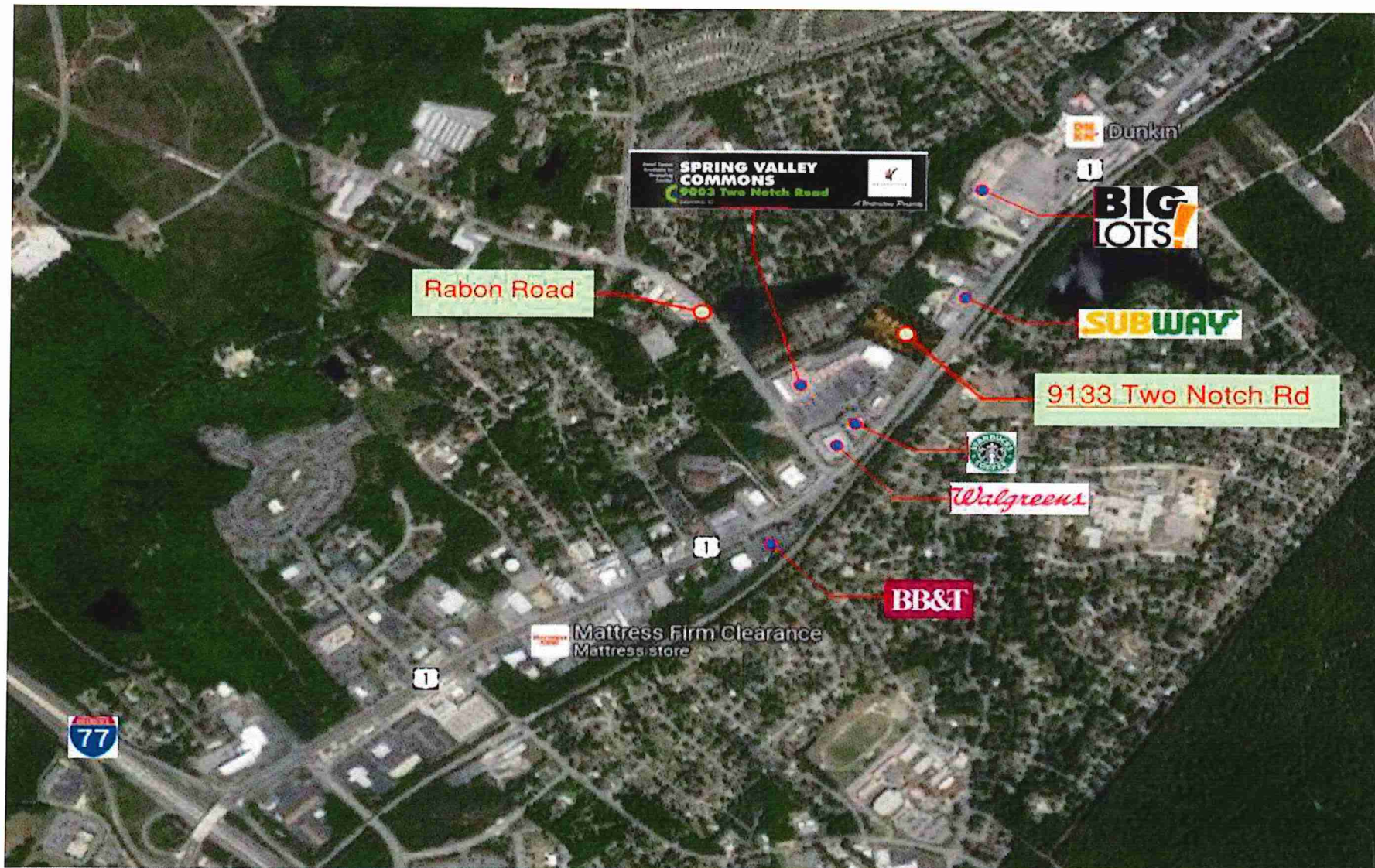


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LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINE W/CORNER
	ADJACENT PROPERTY LINE
	ROAD
	CONCRETE SIDEWALK
	BUILDING
	FENCE (NOTED)
	OVERHEAD ELECTRIC W/POLE
	IRON PIPE FOUND
	IRON PIPE SET

NOTES

1. REFERENCES:
A. PLAT FOR TWO NOTCH ROAD ASSOCIATES BY PHINE ASSOCIATES, INC.:
DATED MARCH 31, 1987, LAST REVISED AUG. 6, 1987.
B. PLAT FOR GREENGATE CONDOMINIUM HOMEOWNERS ASSOCIATION
BY PALMETTO ENGINEERING, INC. DATED NOVEMBER 9, 1972,
LAST REVISED DECEMBER 6, 1972.
2. TMS OF SITE = 19003-05-001.
3. TOTAL AREA OF SITE = 2.78 ACRES (120,236 SQ. FT.)

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SEWER

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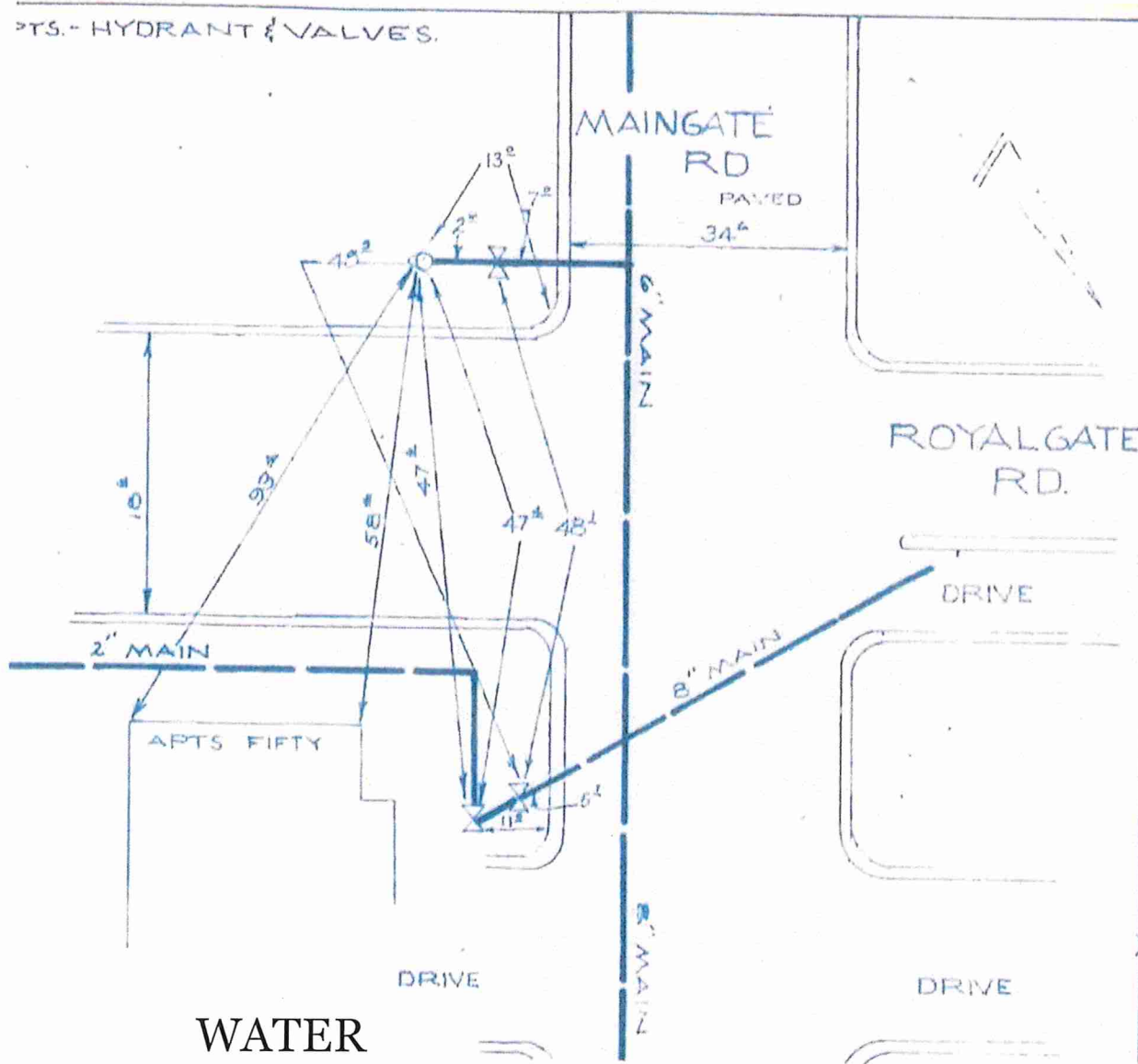


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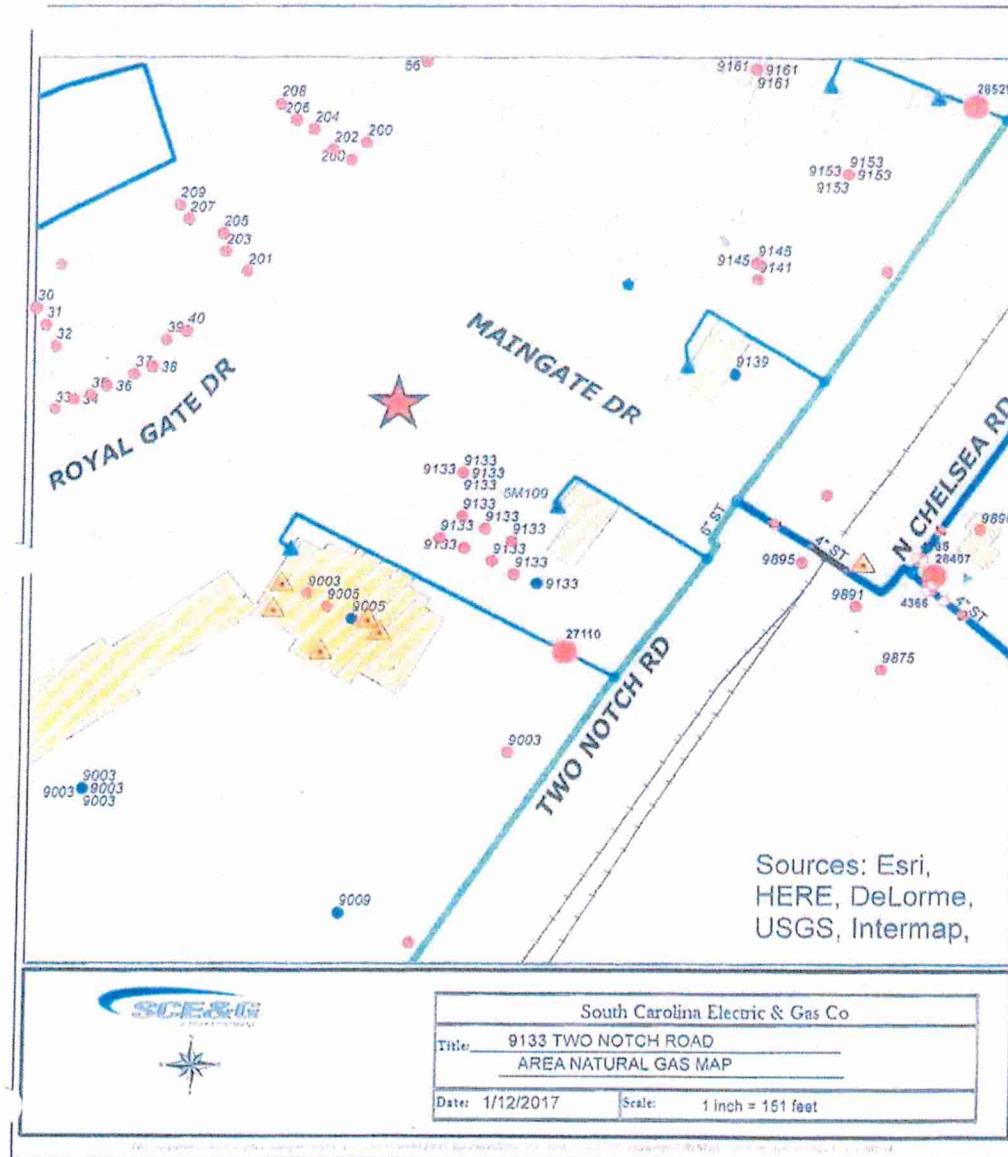


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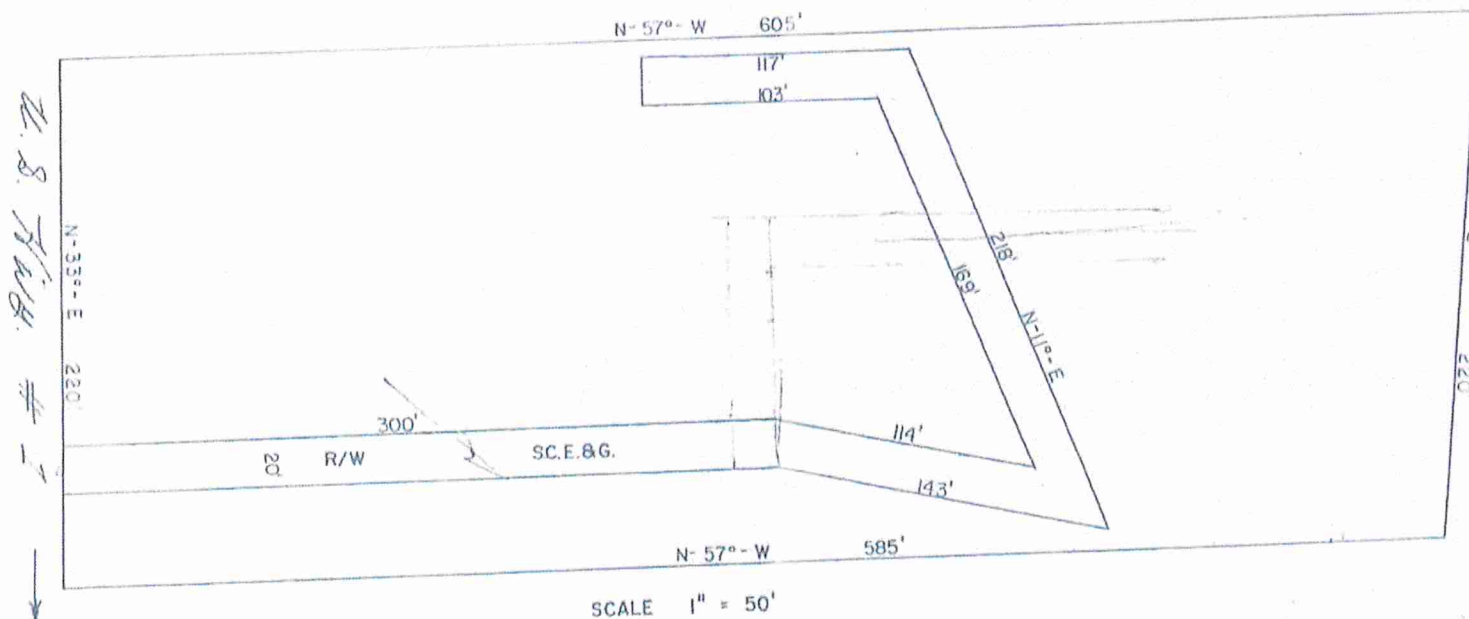
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RIGHT-OF-WAY FOR S.C.E. & G. CO.,
PARTIALLY TAKEN FROM PLAT 6-262.
RECORDED AT RICHLAND COURTHOUSE



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South Carolina
 State Highway Department
 Columbia
 Form 602 (Rev. 11-1-89)

The State of South Carolina

COUNTY OF Richland

ROUTE NO. U. S. 1

NOTICE OF CONDEMNATION

TO: Mrs. Louise M. Fogel, A/c. 2, Box 243, Columbia, South Carolina
 Five Points Savings and Loan Ass'n., Mortgage, 1940 Bleecker St., Columbia, S. C.
 Citizens and Southern Nat'l. Bank of S.C., Mortgage, 1801 Main St. Columbia, S.C.
 Copy to: Ray E. Garris, Esq., Attorney at Law, 2330 Devine St., Columbia, S. C.

PLEASE TAKE NOTICE.

That the South Carolina State Highway Department and requires a right-of-way for a public highway through and across lands in which the above-named person, firm or corporation claims title or some interest. Said lands being located in the County and State aforesaid as shown

by plans of the State Highway Department for the construction of a section of Route No. U.S. 1

between Road E-1770 and Pontiac

known as District No. 10, Project E-015-2(56)

All that parcel or strip of land within 40 ft. of the survey centerline on the Lt. and Rt., between approximate survey stations 424+00(P.L.) and 427+00(P.L.), being bounded by lands of the Jamie W. Dent Estate on the Southwest, by other lands of the Condence on the Northwest, by lands of Greengate, Inc. on the Northeast and by U.S. Rte. 1 on the Southeast.

Also, herein condemned is additional variable width right of way as follows: Increasing on a straight line from 22 ft. of the survey centerline on the left to approximate survey station 424+00(P.L.) to 56 ft. of approximate survey station 427+00(P.L.).

Right of way herein condemned is more particularly shown on Sheet No. 10 of plans for this project.

The above described property will be condemned and a right-of-way established by the State Highway Department, and

YOU WILL TAKE FURTHER NOTICE, That a public hearing will be held at 11:00 (A.M.)

on the 28th day of February, 1974, at the Council Chambers, 3rd Floor of the Columbia City Hall

Columbia, S. C. to the Town of

to ascertain the amount of damages in excess of benefits as a result of using said lands for the proposed highway improvement.

Columbia, S. C.

SOUTH CAROLINA STATE HIGHWAY DEPARTMENT

Date February 17, 1974

By [Signature]
 S. C. Holstein Right-of-Way Engineer

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

EASEMENT

In consideration of the sum of One (\$1) Dollar to me in hand paid by The City of Columbia, South Carolina, receipt of which is hereby acknowledged,
 I, Louise Paschal
 do hereby grant unto the said The City of Columbia, South Carolina, its successors or assigns, an easement and right-of-way 0 feet in width, with an additional width of 15 feet for the construction purposes, to construct, operate and maintain together with the right of ingress and egress at all times for the purpose of constructing, operating, and maintaining a water line and with the right to remove shrubbery, trees and other growth from the right-of-way and construction area provided that the property will be restored as nearly as practicable to its original condition upon completion of the construction and the damaged shrubbery and trees will be replaced with the same variety from nursery stock of a practicable size, said easement and right-of-way to run through the property which I own or in which I have an interest, situate, lying and being

In the County of Richland, State of South Carolina, on the north-western side of Two Notch Road and being shown as a portion of lot 13, block 2 of sheet 721 of tax maps prepared by the office of the Richland County Tax Assessor.

A temporary easement for the purpose of constructing a water line in the right-of-way of Two Notch Road beginning at the southern property line of said lot and extending parallel and adjacent to the right-of-way of Two Notch Road for a distance of two hundred twenty (220) feet to the northern property line of said lot, be all measurements a little more or less.

The route and location of said easement shall be as shown on a plat of proposed water main along Two Notch Road from Windsor Lake Boulevard to Pontiac booster pumps, CIP # W162-8/9-K4, L3, drawing # 1 of 2, prepared by the Department of Engineering for the City of Columbia, dated March 1979, and revised July 17, 1979, and February 29, 1980 and being on file in the office of the City Engineer under file reference 84-59.

As additional consideration for the granting of this easement, the City of Columbia hereby agrees that traffic for ingress and egress to and from property of the grantor shall be maintained during the period of construction, and also agrees that no trees shall be cut.

P-6

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TO HAVE AND TO HOLD the aforesaid rights to the grantee, its successors and assigns, as aforesaid.

And the Grantor(s) agree(s) to warrant and forever defend the above grantee rights against himself or his heirs and against any other person lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, _____ has hereunto set _____ hands and seals this _____ day of _____, in the year of our Lord, One Thousand Nine Hundred and Seventy _____.

WITNESSES:

STATE OF SOUTH CAROLINA)
 COUNTY OF RICHLAND)

PERSONALLY APPEARED before me _____ and made oath that he saw the within-named Louise E. Paschal sign, seal, and as _____ act and deed deliver the within written instrument for the uses and purposes therein mentioned and that he with _____ witnesses the execution thereof.

SWORN to before me this _____ day of _____, 19_____.
 _____ (L.S.)

STATE OF SOUTH CAROLINA)
 COUNTY OF RICHLAND)

RENUNCIATION OF DOWER

I, _____, a Notary Public for South Carolina, do certify unto all whom it may concern, that Mrs. _____, wife of the within-named _____ did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread, or fear of any person or persons whomsoever renounce, release and forever relinquish unto the within-named, The City of Columbia, its successors and assigns, all her interest and estate, and also all her right and claim of Dower, of, in, or to all and singular the premises within mentioned and released.

Given under my Hand and Seal, this _____ day of _____, 19_____.
 _____ (L.S.)

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS THAT _____

_____ for certain valuable consideration do does hereby release from the lien and operation of a mortgage recorded in the office of the Clerk of Court for Richland County in Mortgage Book _____ at Page _____ the right-of-way conveyed by the within easement so that the said right-of-way shall be free and unaffected by said mortgage.

WITNESS _____ hand and seal this _____ day of _____, 19_____.
 In the presence of _____

STATE OF SOUTH CAROLINA)

COUNTY OF RICHLAND)

PERSONALLY APPEARED before me _____ and made oath that he saw the within-named _____ sign, seal and as _____ act and deed deliver the within written instrument for the uses and purposes therein mentioned and that he with _____ witnesses the execution thereof.

SWORN to before me this _____ day of _____, 19_____.
 _____ (L.S.)

W. RHETT KELLY

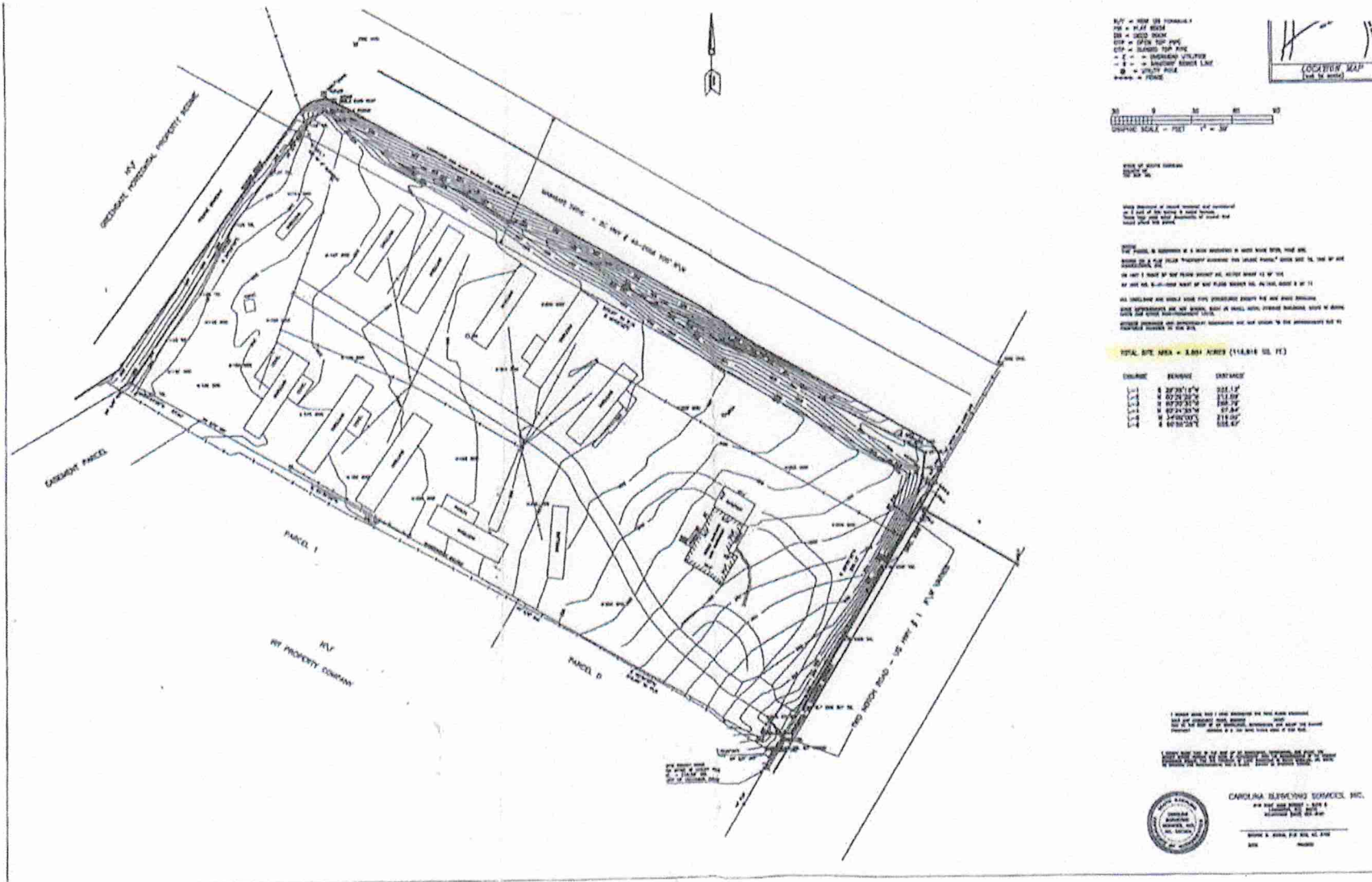


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