

NAIColumbia

For Sale
±2.51 Acres
Commercial Land



Ice Way/ Columbia Avenue

Chapin, South Carolina

Tombo Milliken

Direct: +1 803 744 9852

Cell: +1 803 206 8384

tombo.milliken@naicolumbia.com

Tom Milliken

Direct: +1 803 744 9837

Cell: +1 803 331 6999

tmilliken@naicolumbia.com

Nelson Weston

Direct: +1 803 744 9804

Cell: +1 803 678 7346

nweston@naicolumbia.com

Property Features

- ±2.51 Acres in Chapin
- Water and sewer available
- Purchaser's Engineer to verify location and availability
- Access from rear on new SC DOT road "ice way" (See Exhibit)
- Zoning: General Commercial
- Traffic Count 2022: 14,500 VPD (Columbia Ave) 50,200 VPD
- Sales Price: \$1,750,000

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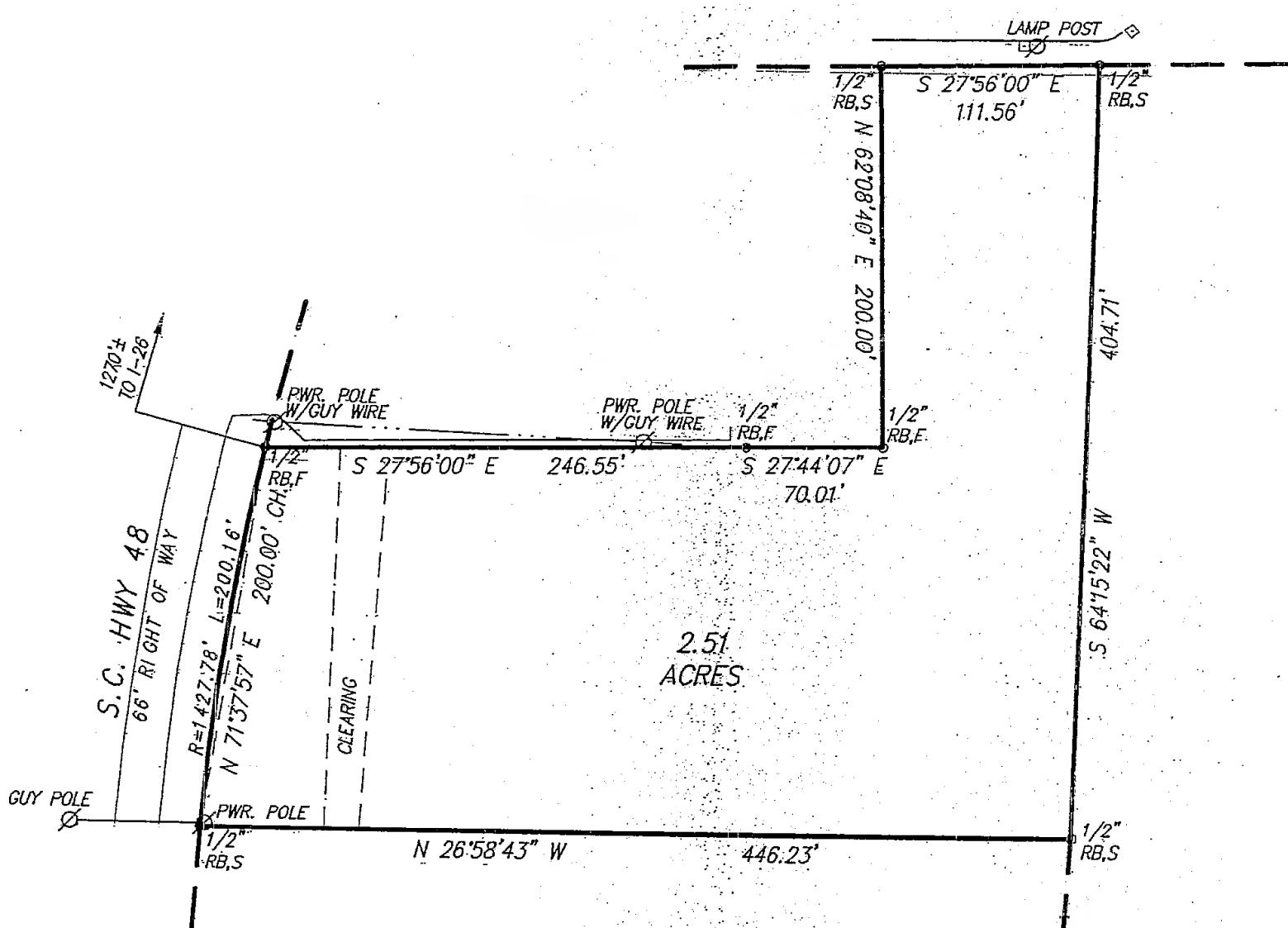
807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100
www.naicolumbia.com

Plat

Columbia Avenue, Chapin, South Carolina

For Sale

±2.51 Acres Commercial Land



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Location



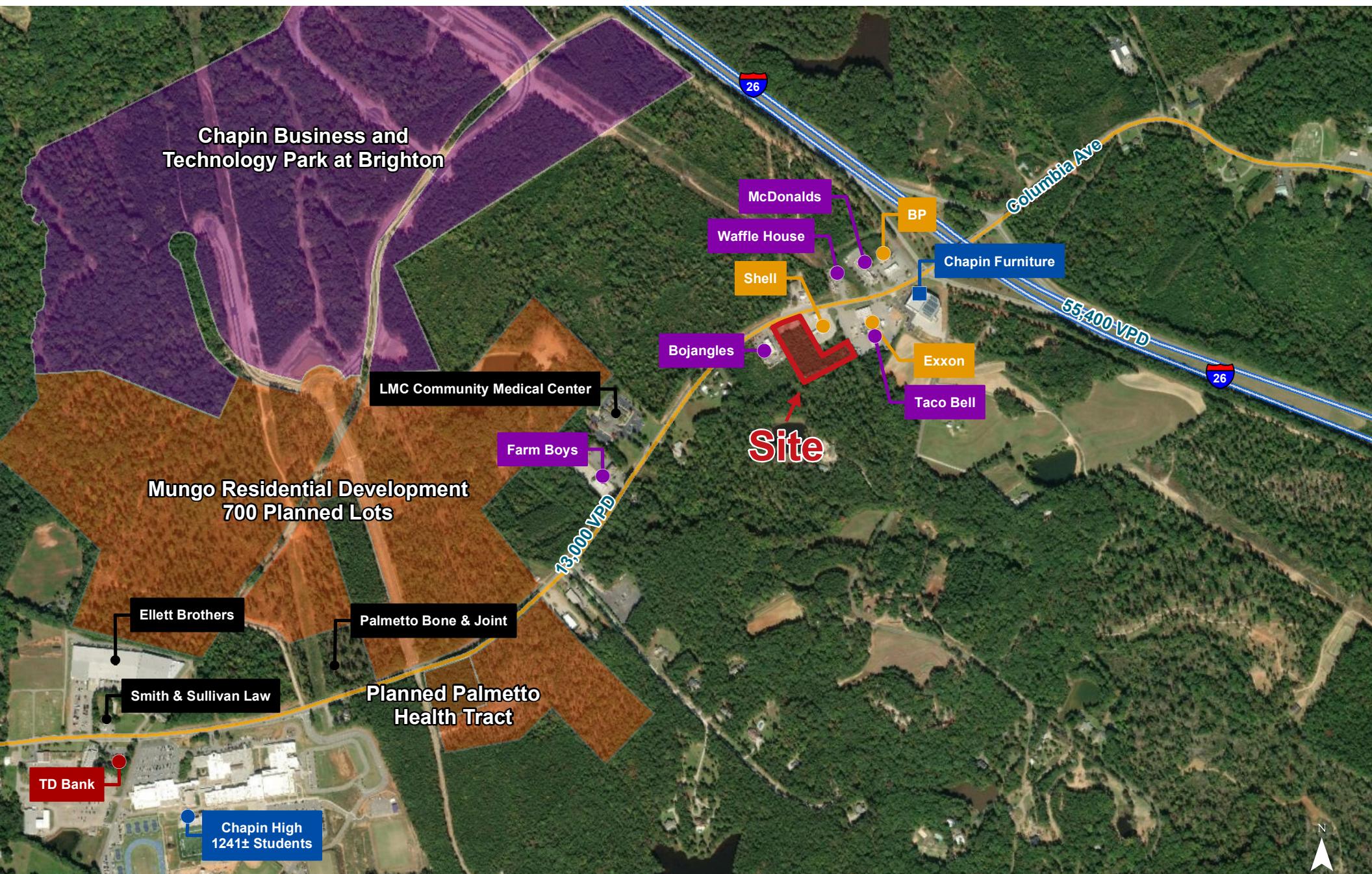
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Aerial



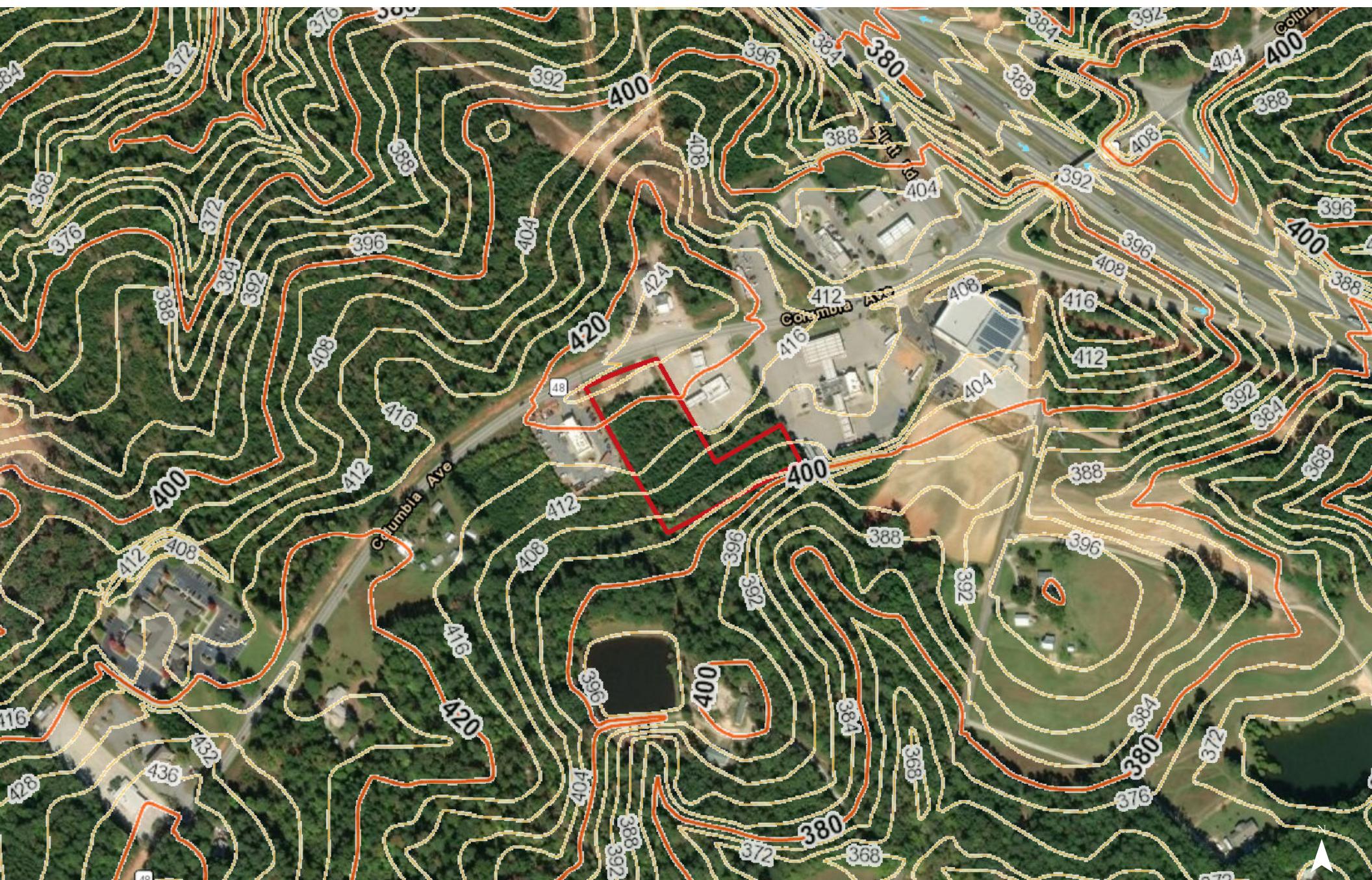
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Points of Interest



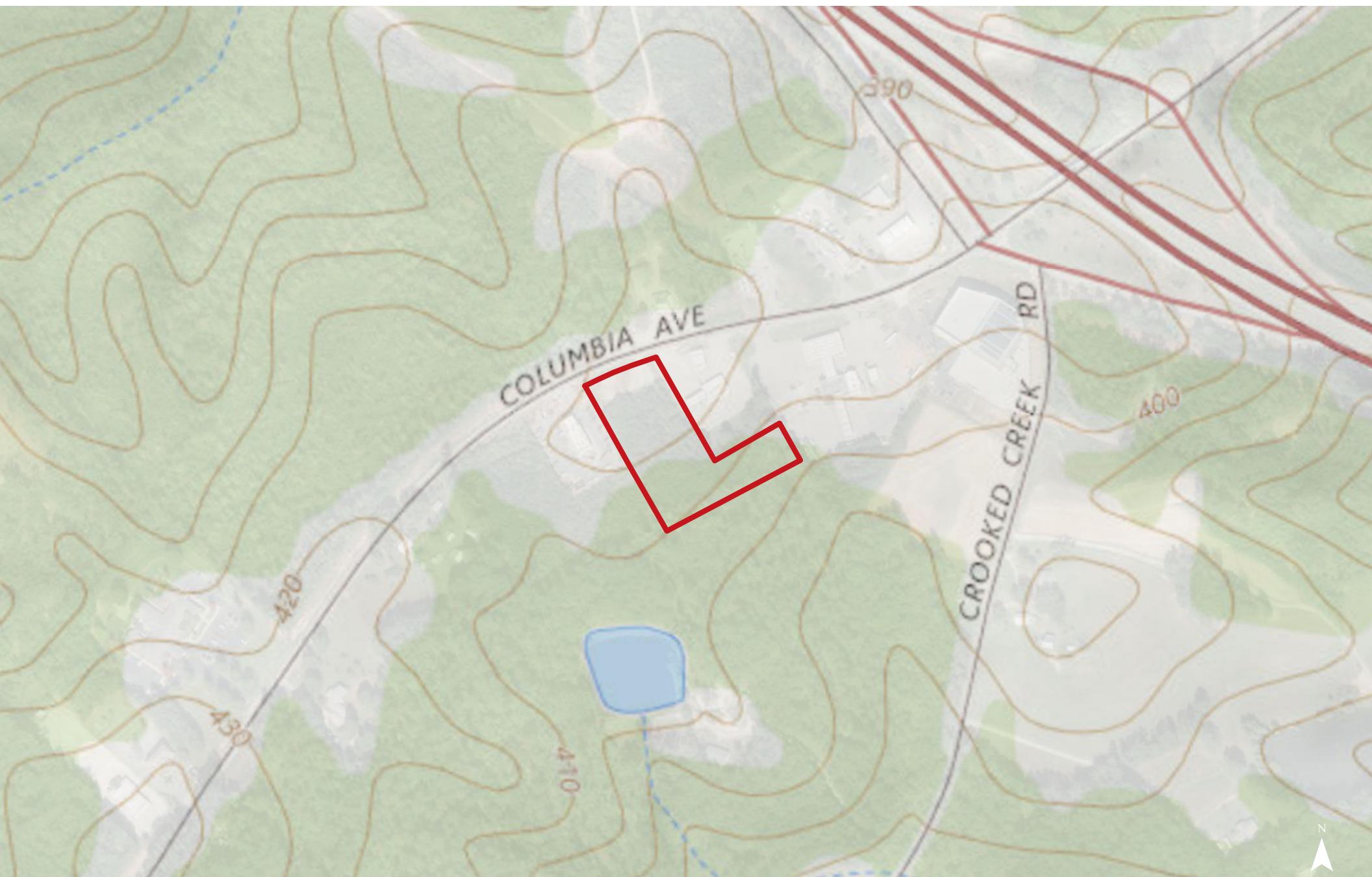
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Topographical Map: 4' Contours



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Topographical Map



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National Wetlands Inventory



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Soil Survey



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Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: EnB - Enon silt loam, 2 to 6 percent slopes

Component: Enon (100%)

The Enon component makes up 100 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 mixed acid and basic igneous rock. Depth to a root restrictive layer, bedrock, paralithic, is 24 to 48 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 low. Shrink-swell potential is high. 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 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: GeB - Georgeville very fine sandy loam, 2 to 6 percent slopes

Component: Georgeville (100%)

The Georgeville component makes up 100 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 slate. 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 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: HrB - Herndon silt loam, 2 to 6 percent slopes

Component: Herndon (100%)

The Herndon component makes up 100 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 slate. 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 2e. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Lexington County, South Carolina

Map unit: W - Water

Component: Water (100%)

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