

**NAI Columbia**

For Sale  
**±2.51 Acres**  
Commercial Land



# Ice Way/ Columbia Avenue

Chapin, South Carolina

**Tombo Milliken**

**Tom Milliken**

**Nelson Weston**

Direct: +1 803 744 9852

Direct: +1 803 744 9837

Direct: +1 803 744 9804

Cell: +1 803 206 8384

Cell: +1 803 331 6999

Cell: +1 803 678 7346

tombo.milliken@naicolumbia.com

tmilliken@naicolumbia.com

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 SCDOT 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](http://www.naicolumbia.com)



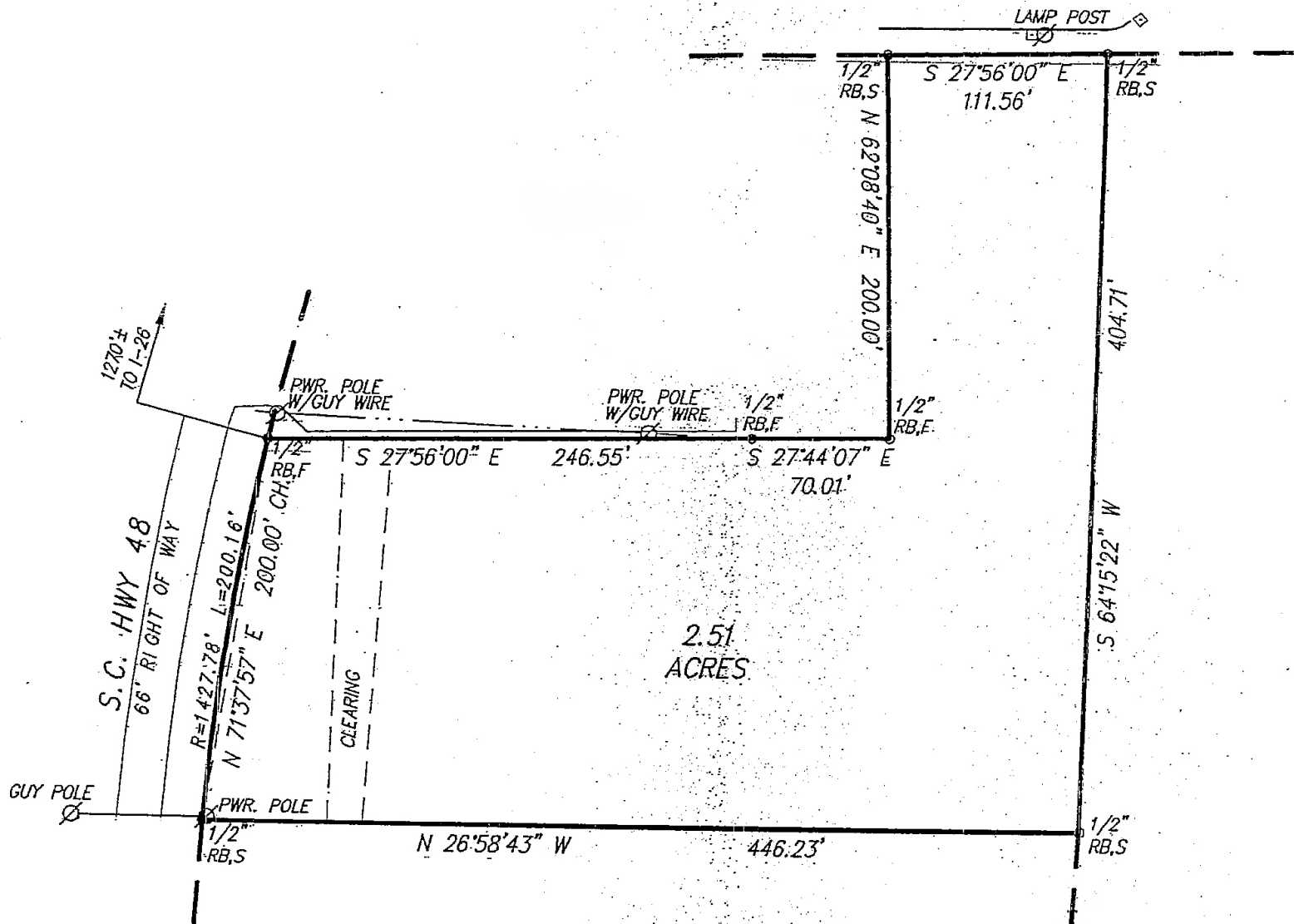
# Plat

Columbia Avenue, Chapin, South Carolina

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Columbia Ave

Site  
± 2.51 Acres

New SCDOT road "Ice Way" projected to  
be completed by end of 2025



## Location



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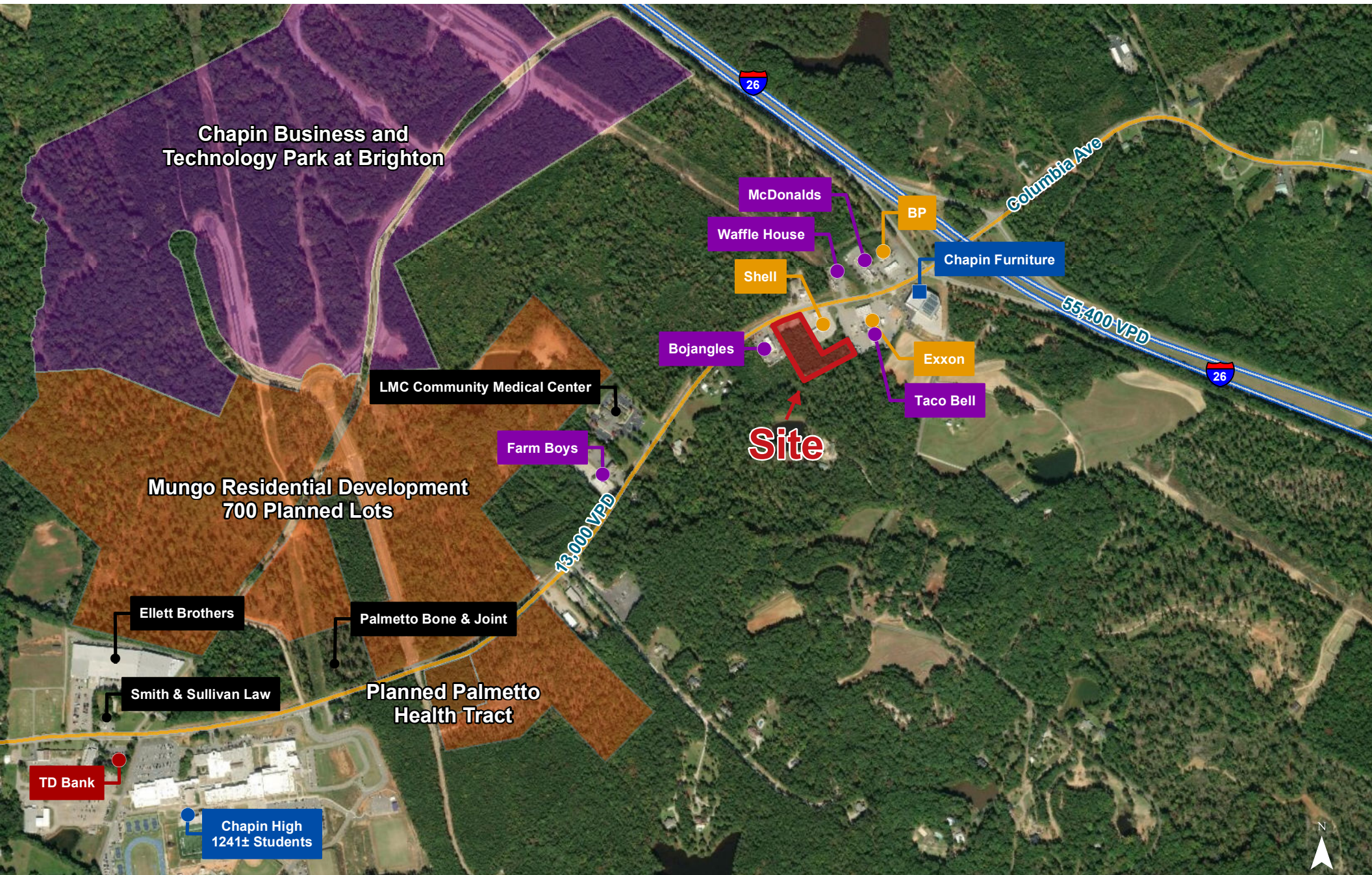




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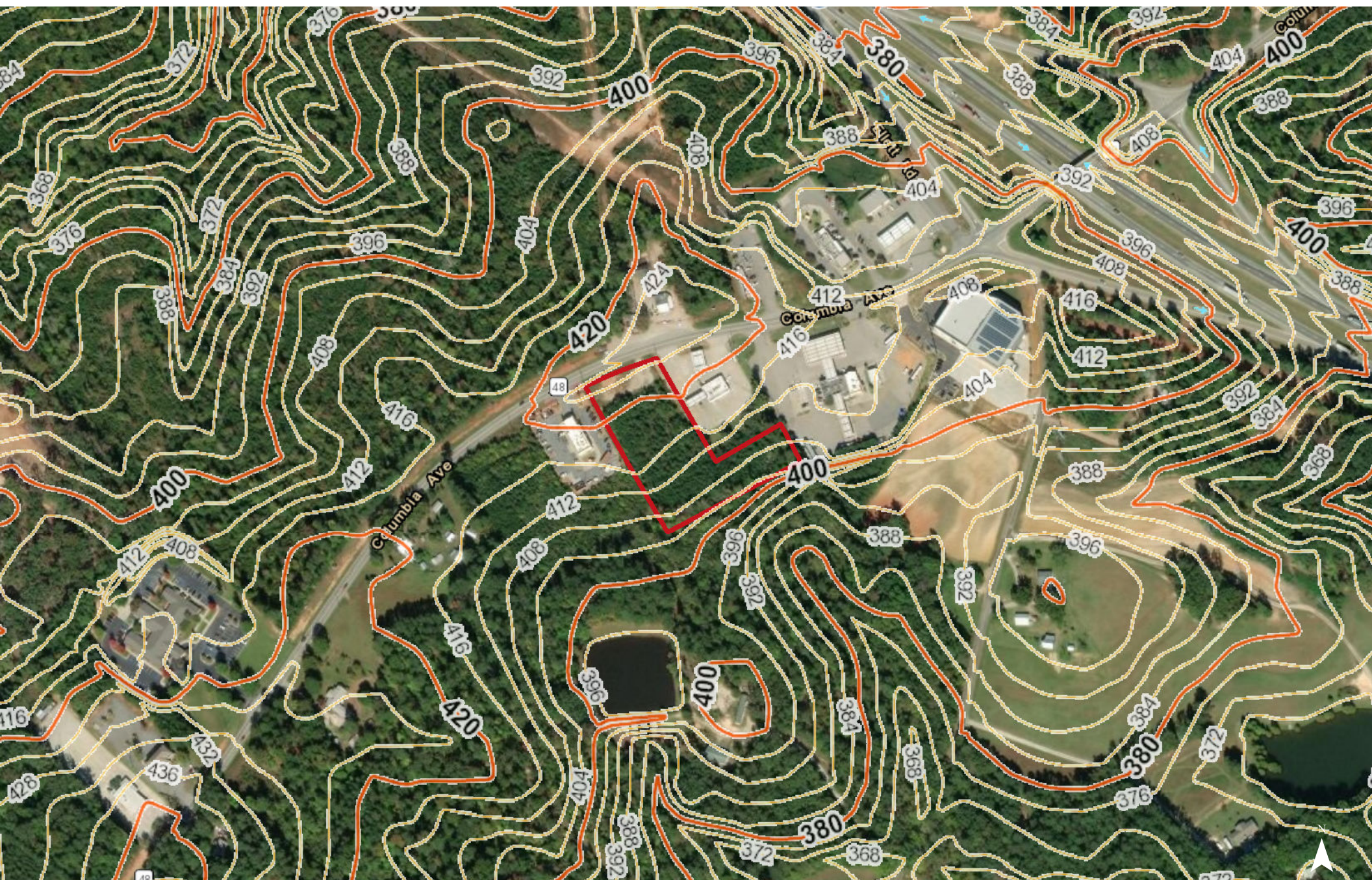
## Points of Interest



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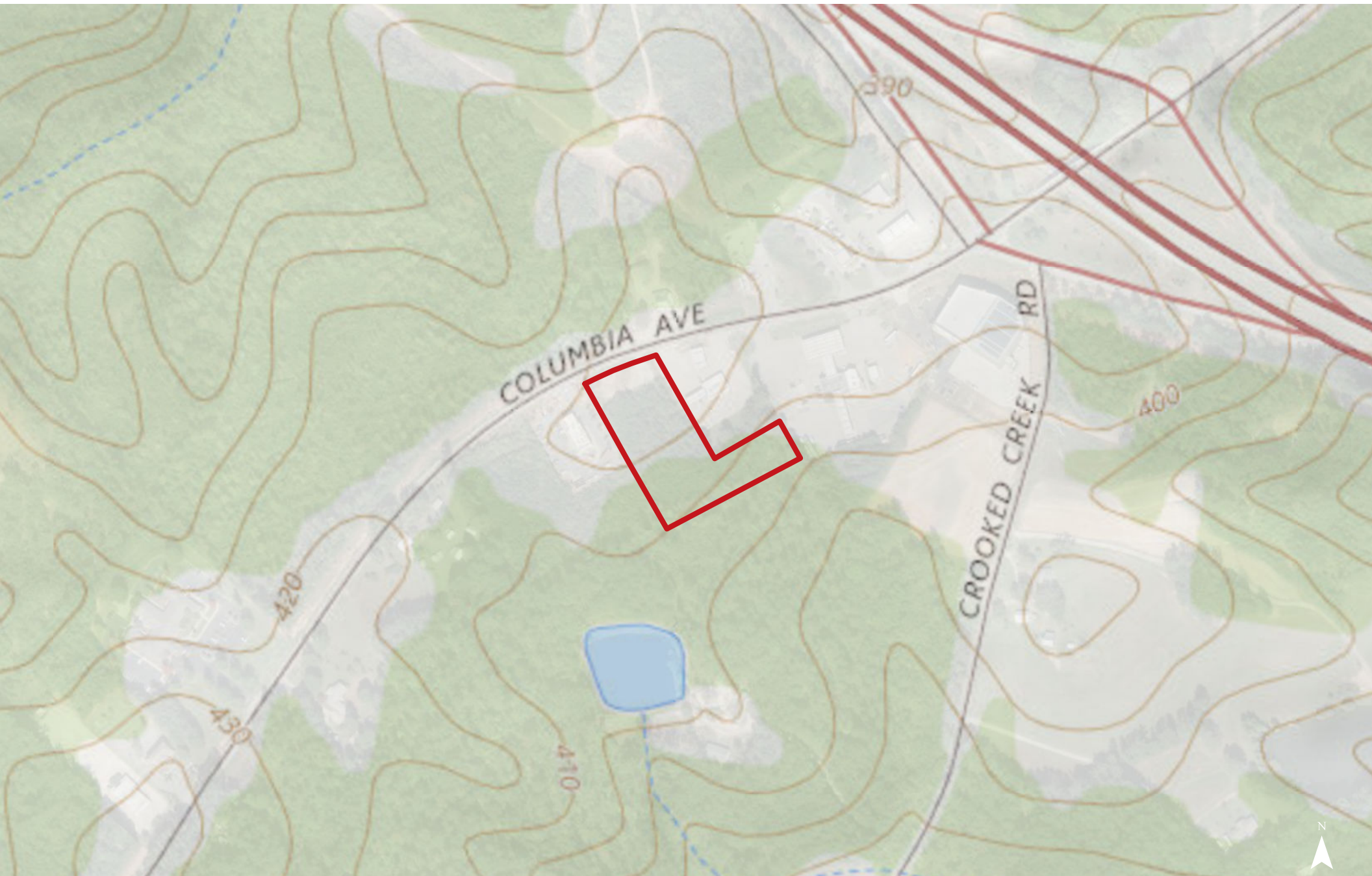
## Topographical Map: 4' Contours



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# Topographical Map



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## National Wetlands Inventory

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

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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.*