



For Sale

± 15.72 Acres

Development Tract

Lincoln Rd. and Alexander Love Hwy. 15.72 AC

York, South Carolina



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± 15.72 Acres

Development Tract

Lincoln Rd. and Alexander Love Hwy. 15.72 AC

York, South Carolina

Property Highlights:

15.72 +/- acre Development Tract for sale at the corner of Alexander Love Hwy (Hwy 5) and Lincoln Rd in York, SC. Excellent location on a highly trafficked (13,500 VPD) corridor and adjacent to York Comprehensive High School, which is the sole high school in York County. One of the fastest growing counties in SC over the past 5 years (7.93% growth). Extensive road frontage on Lincoln Rd (730 +/- ft) and Alexander Love Hwy (505 +/- ft).

Zoning:

- Highway Commercial (HC) in the City of York

Utilities:

Water and Sewer - Location and availability to be verified by Purchaser's Engineer

- Water: City of York - along Lincoln Rd
- Sewer: City of York - Hwy 5 in front of High School

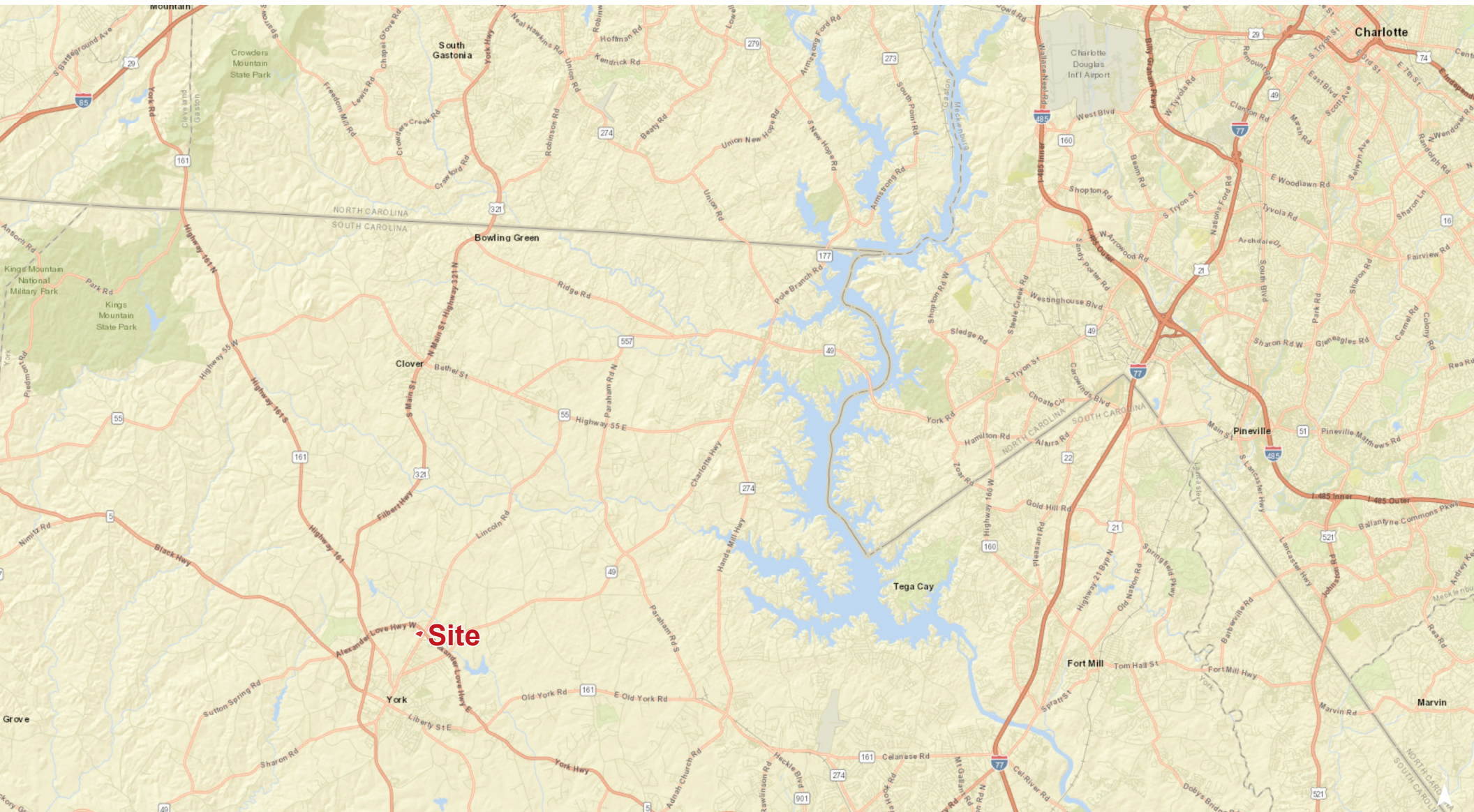
Sales Price: \$873,000

Points of Interest



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Location



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Topographical Map: 1'



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Topographical Map



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Flood Zones

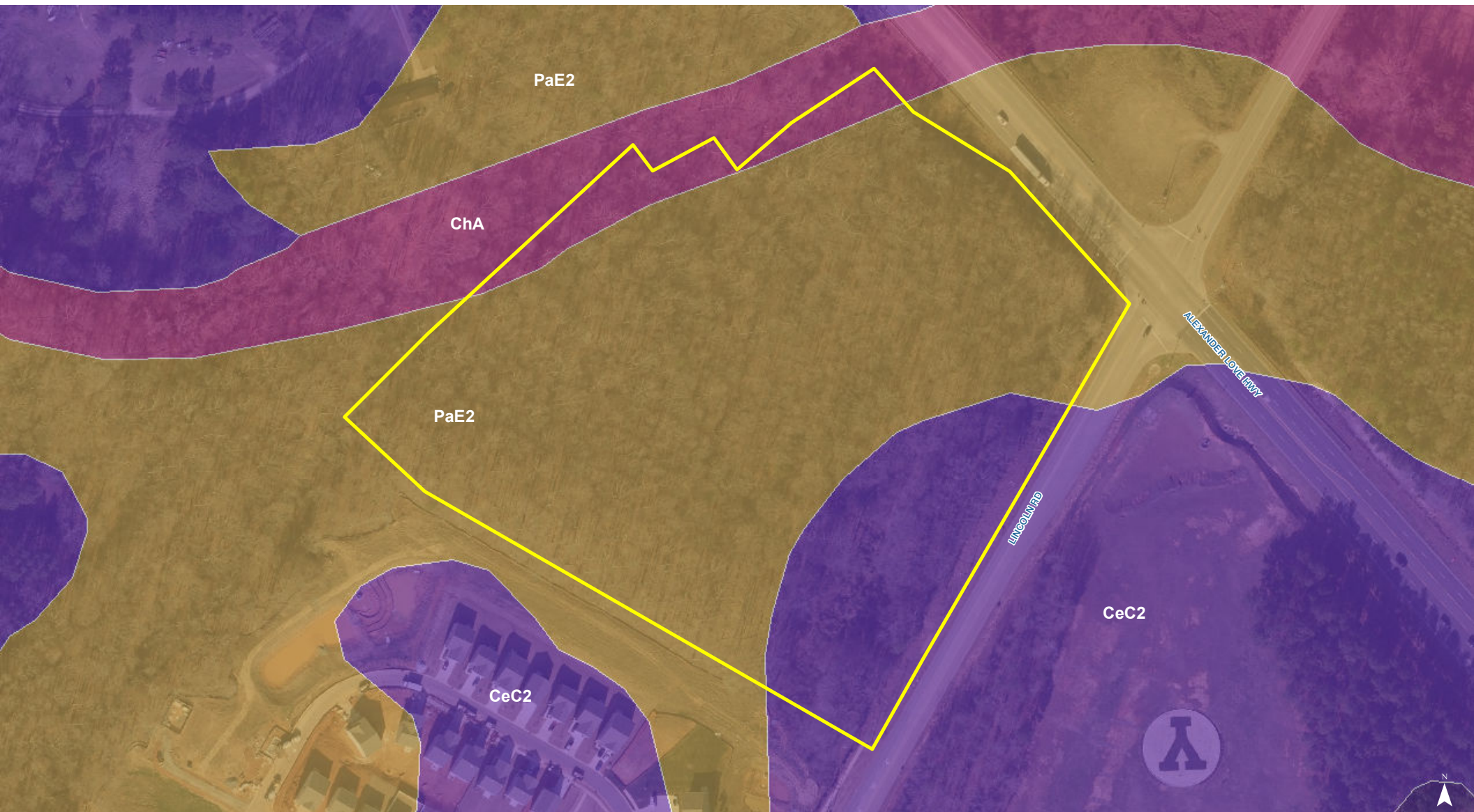


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Map Unit Description (Brief, Generated)

York County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CeC2 - Cecil sandy clay loam, 6 to 10 percent slopes, moderately eroded

Component: Cecil, moderately eroded (91%)

The Cecil, moderately eroded component makes up 91 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on southern 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 (or restricted depth) 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. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map unit: ChA - Chewacla loam, 0 to 2 percent slopes, frequently flooded

Component: Chewacla, frequently flooded (80%)

The Chewacla, frequently flooded component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on southern 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 (or restricted depth) is high. Shrink-swell potential is moderate. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 10 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. This component is in the F136XY610GA Flood plain forest, wet ecological site. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria.

Map unit: PaE2 - Pacolet sandy clay loam, 15 to 25 percent slopes, moderately eroded

Component: Pacolet, moderately eroded (90%)

The Pacolet, moderately eroded component makes up 90 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluves on southern 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 low. Available water to a depth of 60 inches (or restricted depth) 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. This component is in the F136XY820GA Acidic upland forest, moist ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.