

For Sale

± 11.52 Acres

Development Tract



Augusta Hwy 11.52 AC

Lexington, South Carolina



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For Sale

± 11.52 Acres

Development Tract

Augusta Hwy 11.52 AC

Lexington, South Carolina

Property Highlights:

Approximately ±11.52 acre Development Tract for sale on Augusta Hwy (Hwy 1) located between Lexington and Gilbert. Extensive frontage (±525') on the highly trafficked Augusta Hwy., as well as frontage on Monts Road and Spring Hill Road which could be utilized for a secondary access. Adjacent parcel also available.

Zoning:

- Intensive Development (ID) & Restrictive Development (RD) in Lexington County

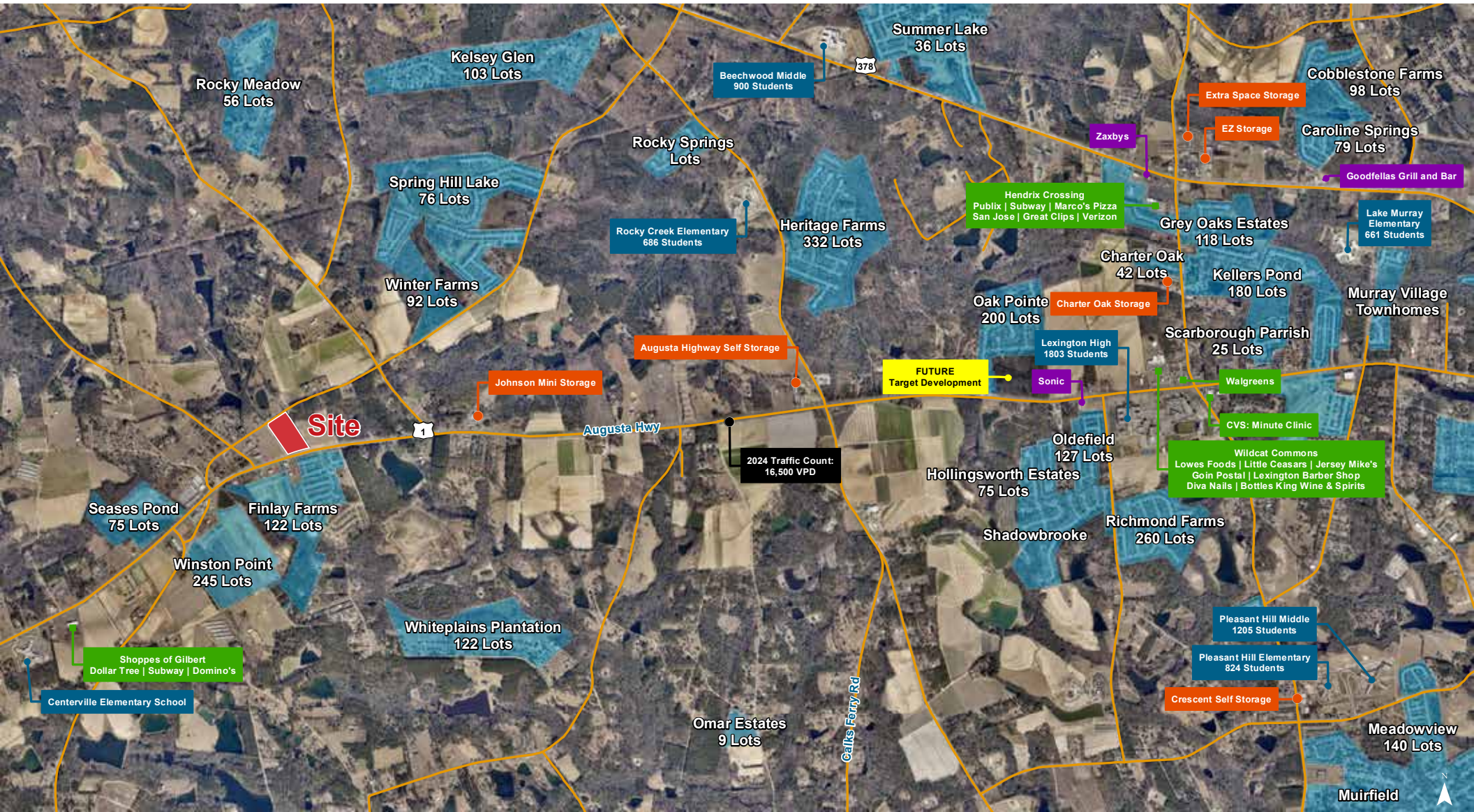
Utilities:

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

- Water: Gilbert-Summit Rural Water District (Augusta Hwy and Monts Rd)
- Sewer: Town of Lexington (Augusta Hwy)

Sales Price: \$1,210,000

Points of Interest



Map Updated: Tuesday, October 21, 2025. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Location







Topographical Map: 2'



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FEMA Flood Zones



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)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: GeB - Georgeville silt loam, 2 to 6 percent slopes

Component: Georgeville (85%)

The Georgeville component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluvies, piedmonts. The parent material consists of residuum weathered from metavolcanics and/or residuum weathered from metasedimentary rock and/or 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 high. 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: GeC - Georgeville silt loam, 6 to 10 percent slopes

Component: Georgeville (100%)

The Georgeville component makes up 100 percent of the map unit. Slopes are 6 to 10 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 high. 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 3e. This soil does not meet hydric criteria.

Map unit: HeB - 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 62 inches, bedrock, paralithic. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. 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: HeC - Herndon silt loam, 6 to 10 percent slopes

Component: Herndon (100%)

The Herndon component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer 62 inches, bedrock, paralithic. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. 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 3e. This soil does not meet hydric criteria.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: NaE - Nason complex, 10 to 30 percent slopes

Component: Nason (100%)

The Nason component makes up 100 percent of the map unit. Slopes are 10 to 30 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. 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 moderate. 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 4e. This soil does not meet hydric criteria.

Map unit: OgB - Orangeburg-Urban land complex, 2 to 6 percent slopes

Component: Orangeburg (60%)

The Orangeburg component makes up 60 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on coastal plains. The parent material consists of loamy marine deposits. 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.

Component: Urban land (40%)

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