



Property Features

Blarney Drive

Columbia, South Carolina

LOCATION DESCRIPTION:

- 5.47 +/- Acres of commercial land located off Two Notch Road on Blarney Drive
- Located less than .5 +/- miles off Interstate I-77 at Exit 17 (Two Notch Rd) with approximately 285' +/- of frontage along the Interstate.
- Approximately 470' +/- of road frontage on Blarney Dr
- Zoned GC (General Commercial) in Richland County
- Water (City of Columbia) and sewer (East Richland Public Service District) in the area. Purchaser's engineer to verify location and availability.
- \$410,250 or \$75,000/ acre

SALE PRICE:

Tom Milliken

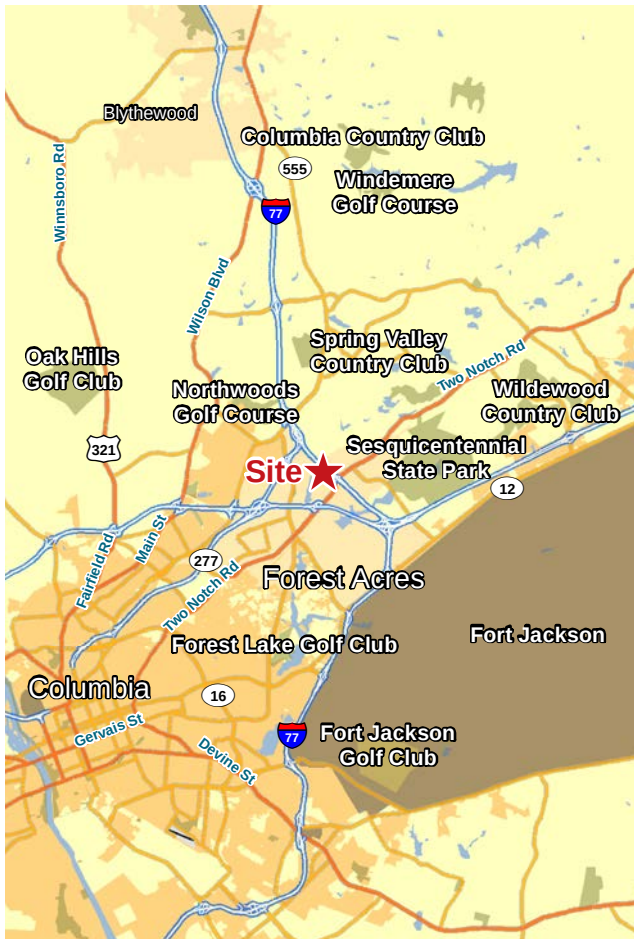
803.331.6999
tmilliken@naicolumbia.com

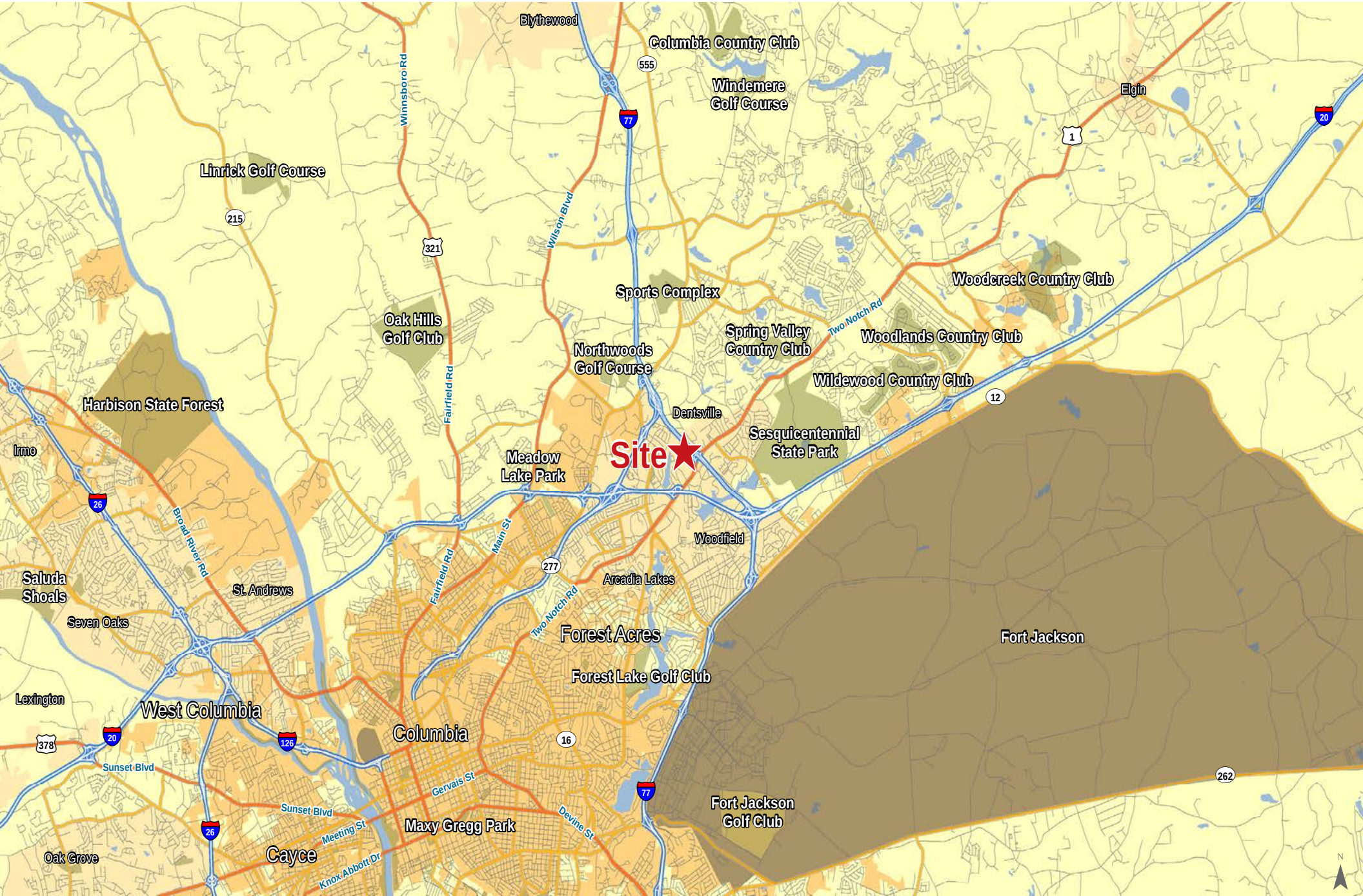
Tombo Milliken

803.206.8384
tombo.milliken@naicolumbia.com

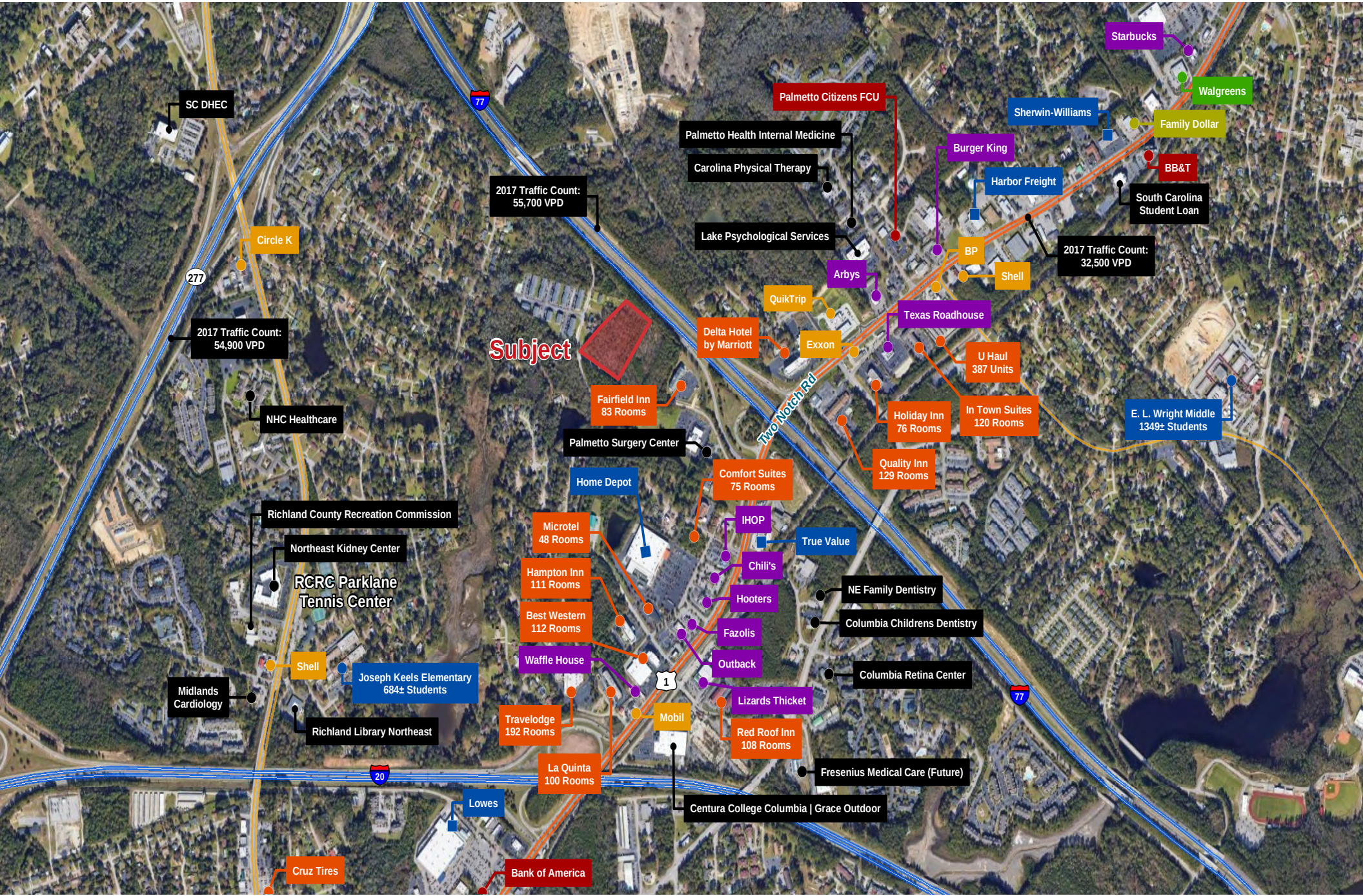
Nelson Weston

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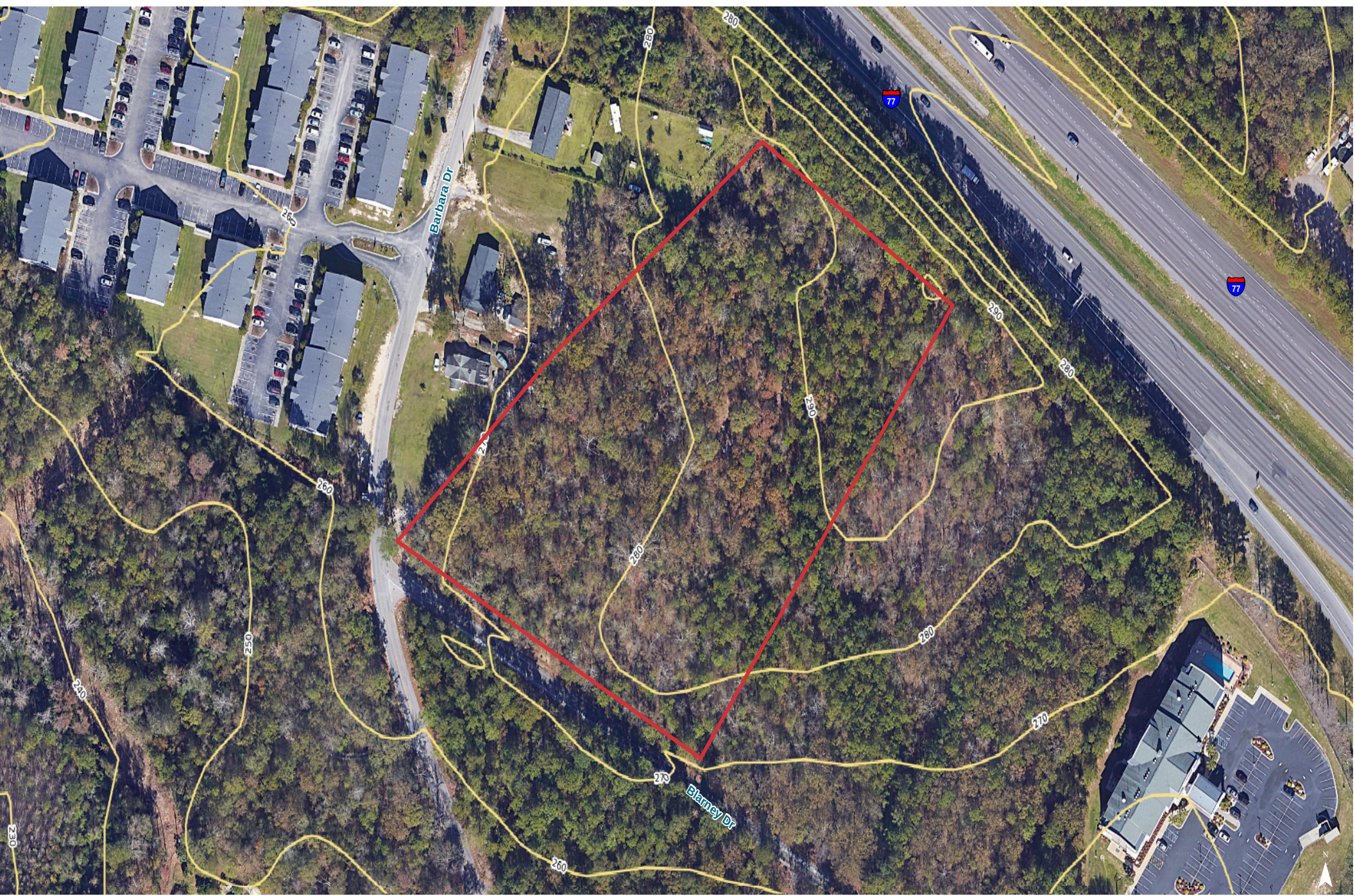
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SPECIAL FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard
Zone A, AE, A99, AO, AH, AR, X, ME

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard
Zone X

Future Conditions 1% Annual
Chance Flood Hazard Zone X¹

Area with Reduced Flood Risk
due to Levee Zone X

NO SCREEN Areas Outside the 0.2% Annual
Chance Floodplain Zone X¹

Areas of Undetermined Flood
Hazard Zone D

CROSS SECTIONS & BFES

18.2
17.6 Cross Sections with 1% Annual
Chance Water Surface Elevation

Coastal Transect

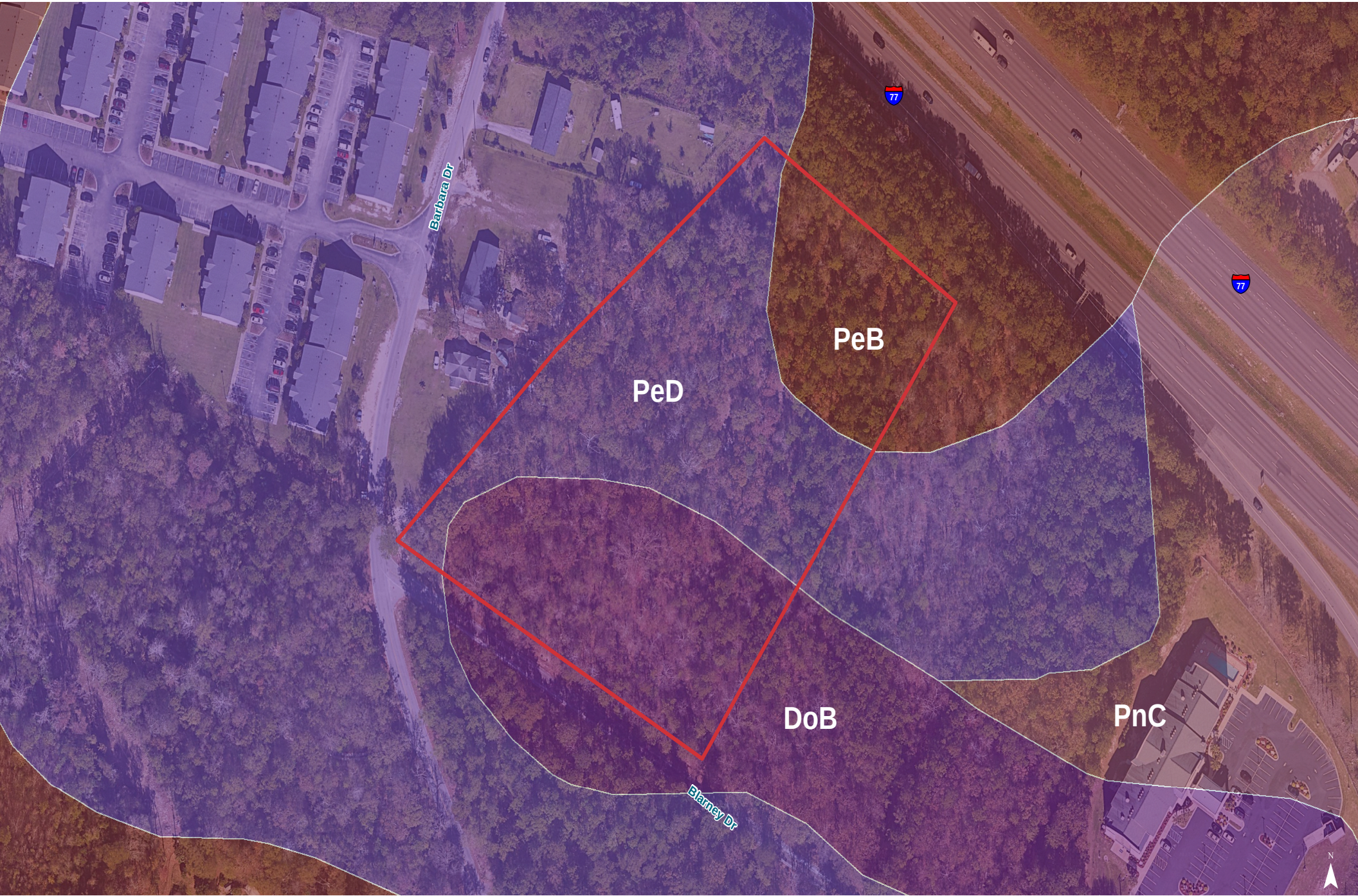
Coastal Transect Baseline

Profile Baseline

Base Flood Elevation



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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: DoB - Dothan loamy sand, 2 to 6 percent slopes

Component: Dothan (100%)

The Dothan component makes up 100 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 plinthic 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. A seasonal zone of water saturation is at 36 inches during January, February, March, April. 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: PeB - Pelion loamy sand, 2 to 6 percent slopes

Component: Pelion (90%)

The Pelion component makes up 90 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, November, December. 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: PeD - Pelion loamy sand, 6 to 15 percent slopes

Component: Pelion (100%)

The Pelion component makes up 100 percent of the map unit. Slopes are 6 to 15 percent. This component is on marine terraces on sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map unit: PnC - Pelion-Urban land complex, 2 to 10 percent slopes

Component: Pelion (60%)

The Pelion component makes up 60 percent of the map unit. Slopes are 2 to 10 percent. This component is on marine terraces on sandhills. The parent material consists of loamy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: PnC - Pelion-Urban land complex, 2 to 10 percent slopes

Component: Urban land (40%)

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

NAI Columbia

Demographic Profile

Blarney Drive | Columbia, SC

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2022 Age Dist.				Median Household Income			
2020 Census	7,499	45,280	114,042	0 - 4	6.9%	5.8%	5.7%	2022 Estimate	\$47,891	\$48,830	\$55,126
2022 Estimate	7,842	45,683	117,631	5 - 9	5.9%	5.8%	5.8%	2027 Projection	\$52,065	\$53,851	\$61,928
2027 Projection	7,998	46,119	119,556	10 - 14	5.4%	5.9%	5.9%				
% Chg. 2022-2027	2.0%	1.0%	1.6%	15 - 19	6.1%	5.8%	6.4%	Average Household Income			
				20 - 24	10.5%	7.1%	8.5%	2022 Estimate	\$57,582	\$71,388	\$83,721
Households				25 - 34	19.8%	14.9%	14.1%	2027 Projection	\$64,070	\$81,065	\$95,319
2020 Census	3,440	18,802	45,793	35 - 44	13.5%	13.8%	13.3%				
2022 Estimate	3,545	19,233	47,677	45 - 54	9.4%	10.8%	10.9%	Per Capita Household Income			
2027 Projection	3,652	19,627	49,015	55 - 64	9.4%	11.5%	11.8%	2022 Estimate	\$26,329	\$30,297	\$34,695
				65 - 74	6.8%	10.4%	10.4%	2027 Projection	\$29,532	\$34,748	\$39,806
Families				75 - 84	4.1%	5.7%	5.3%				
2010 Census	1,796	10,958	26,935	85+	2.2%	2.5%	2.1%	2022 Household Income Dist.			
2022 Estimate	1,815	11,518	29,616					Less than \$15,000	14.0%	14.7%	14.3%
2027 Projection	1,863	11,697	30,341	Median Age				\$15,000 - \$24,999	11.8%	8.7%	7.1%
				2010 Census	31.2	36.4	34.2	\$25,000 - \$34,999	13.1%	11.6%	9.1%
2022 Housing Data				2022 Estimate	32.4	38.2	37.7	\$35,000 - \$49,999	12.4%	16.0%	14.5%
Owner Occ. Housing Units	869	10,337	29,096	2027 Projection	31.4	38.7	38.0	\$50,000 - \$74,999	23.8%	18.5%	17.7%
Renter Occ. Housing Units	2,685	8,896	18,581					\$75,000 - \$99,999	11.9%	11.3%	12.1%
				Average Household Size				\$100,000 - \$149,999	9.4%	11.6%	13.2%
2022 Business Data				2020 Census	2.13	2.31	2.33	\$150,000 - \$199,999	3.6%	3.9%	5.7%
Total Businesses:	381	1,633	3,460	2022 Estimate	2.16	2.28	2.32	\$200,000 and Up	0.1%	3.8%	6.1%
Total Employees:	5,447	23,983	44,932	2027 Projection	2.14	2.26	2.29				