

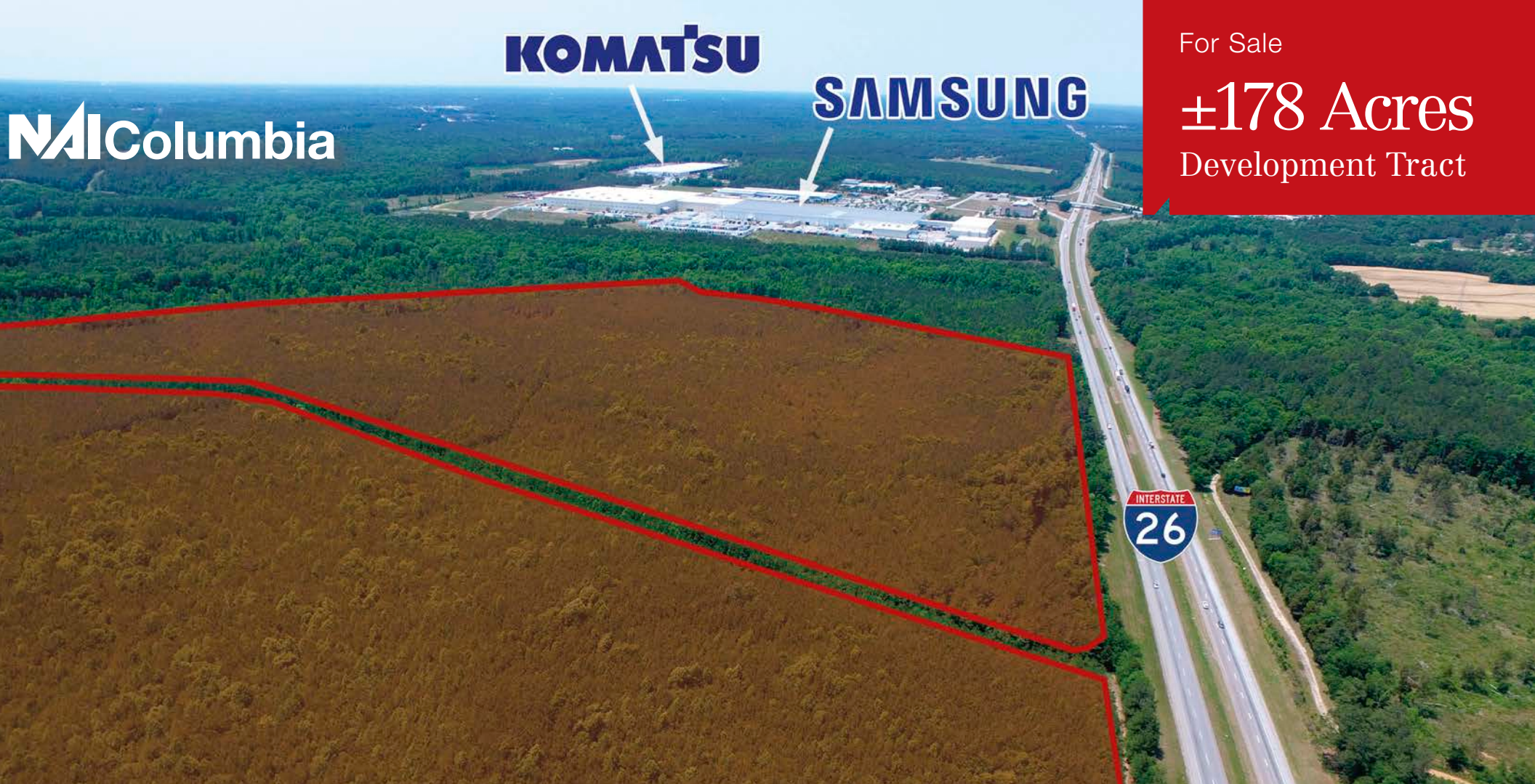
NAI Columbia

KOMATSU

SAMSUNG

For Sale

±178 Acres
Development Tract



Bearington Road & I-26

Newberry, South Carolina



Tombo Milliken

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Tom Milliken

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

Bearington Road & I-26

Newberry, South Carolina

Property Features

- ±178.22 Acres
- Zoning: Split zoned R2 Industrial and Rural
- ±2,153' of interstate frontage on I-26
- Excellent I-26 visibility
- Future industrial corridor
- Favorable topography
- Labor Force by drive time
 - 30 minutes | population ±24,307
 - 45 minutes | population ±132,985
 - 60 minutes | population ±500,120
- Transportation
 - Inland Port of Greer ±72 miles
 - Inland Port of Dillon ±145 miles
 - Port of Charleston ±150 miles
 - Columbia Metro Airport (CAE) ±40 miles
- Area Utilities: Location and availability to be verified by Purchaser's Engineer
 - Water & Sewer - City of Newberry
 - Electricity - Newberry Electric Cooperative
 - Fiber - AT&T or Carolina Connect

Sales Price: \$4,455,500 or \$25,000 per acre



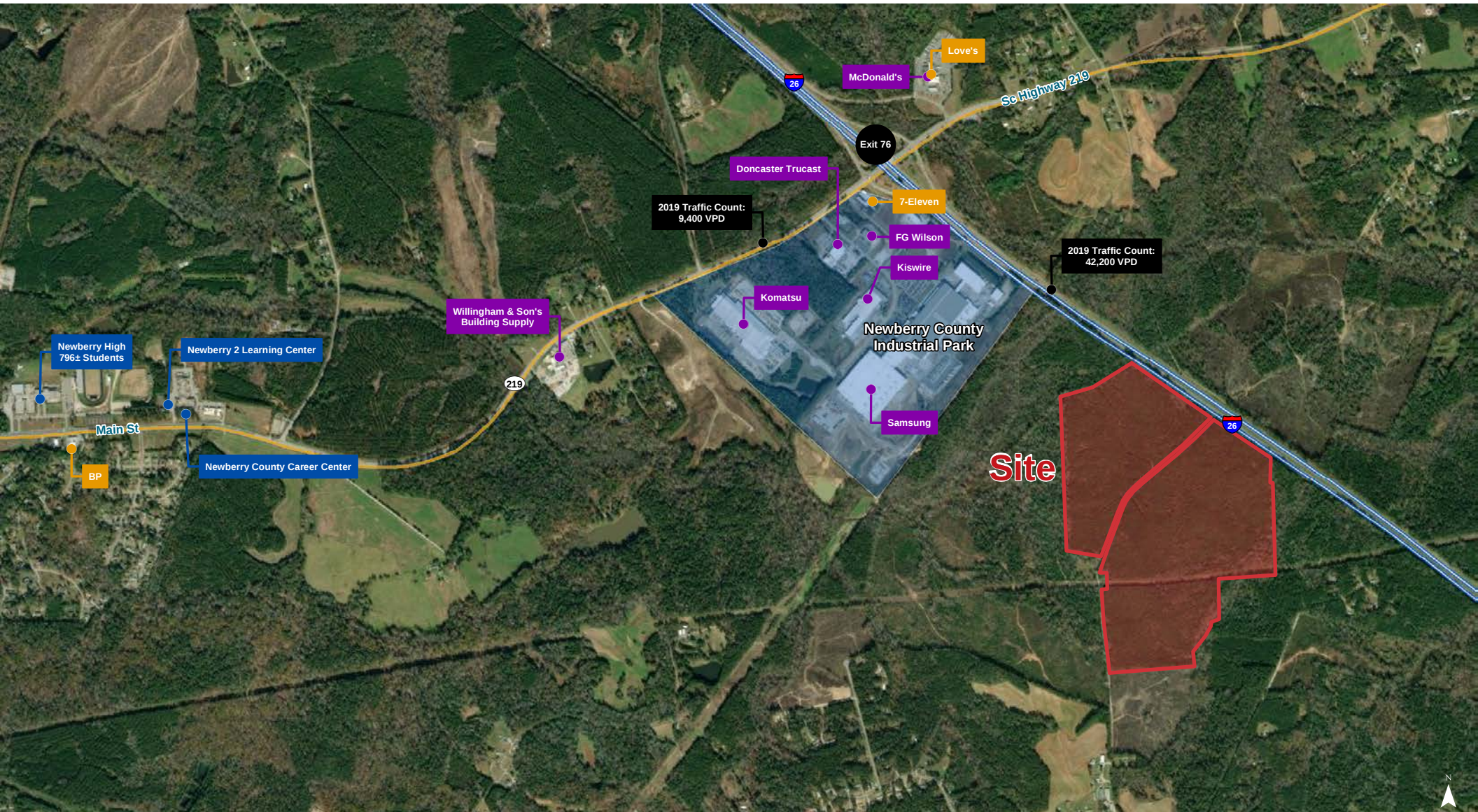
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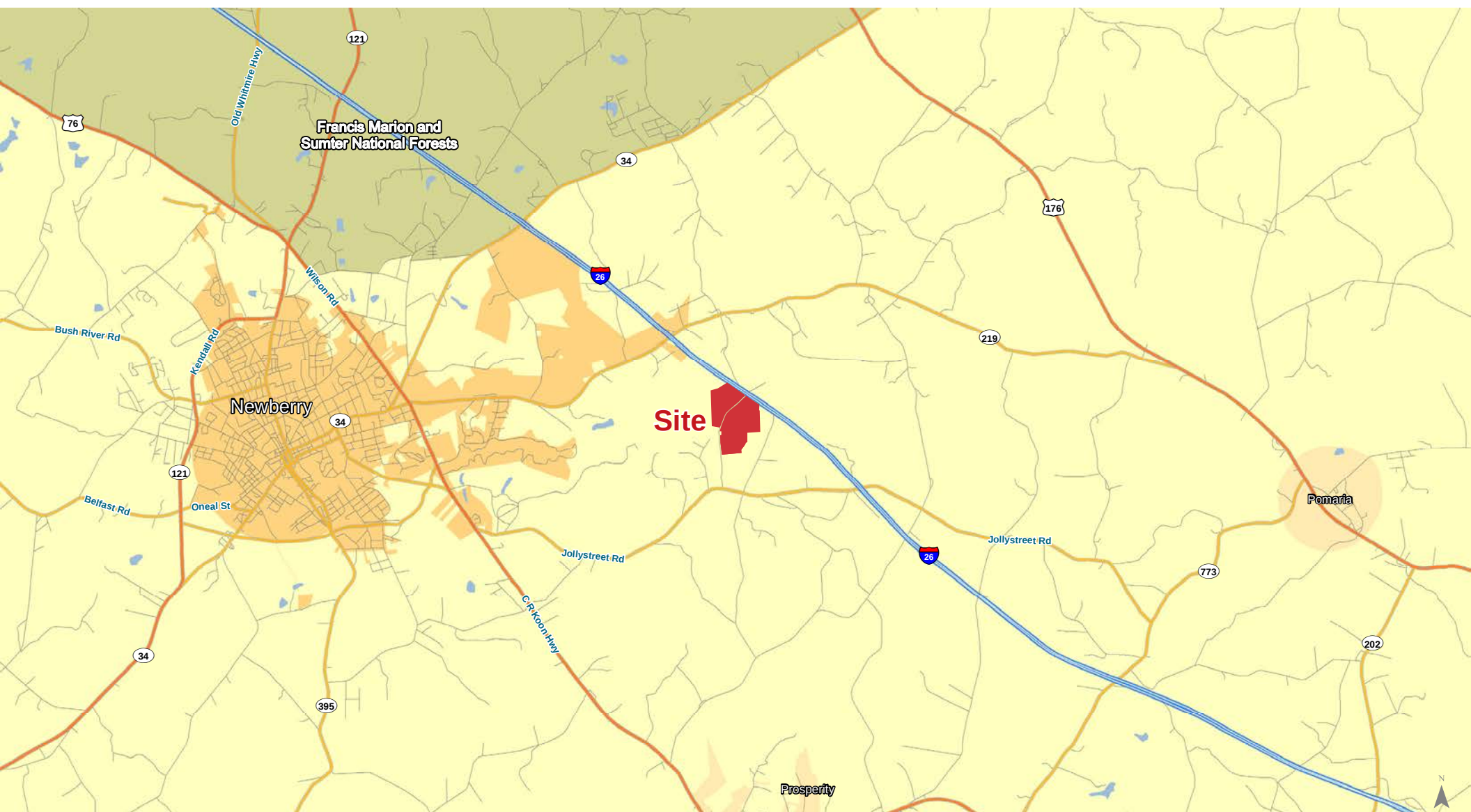


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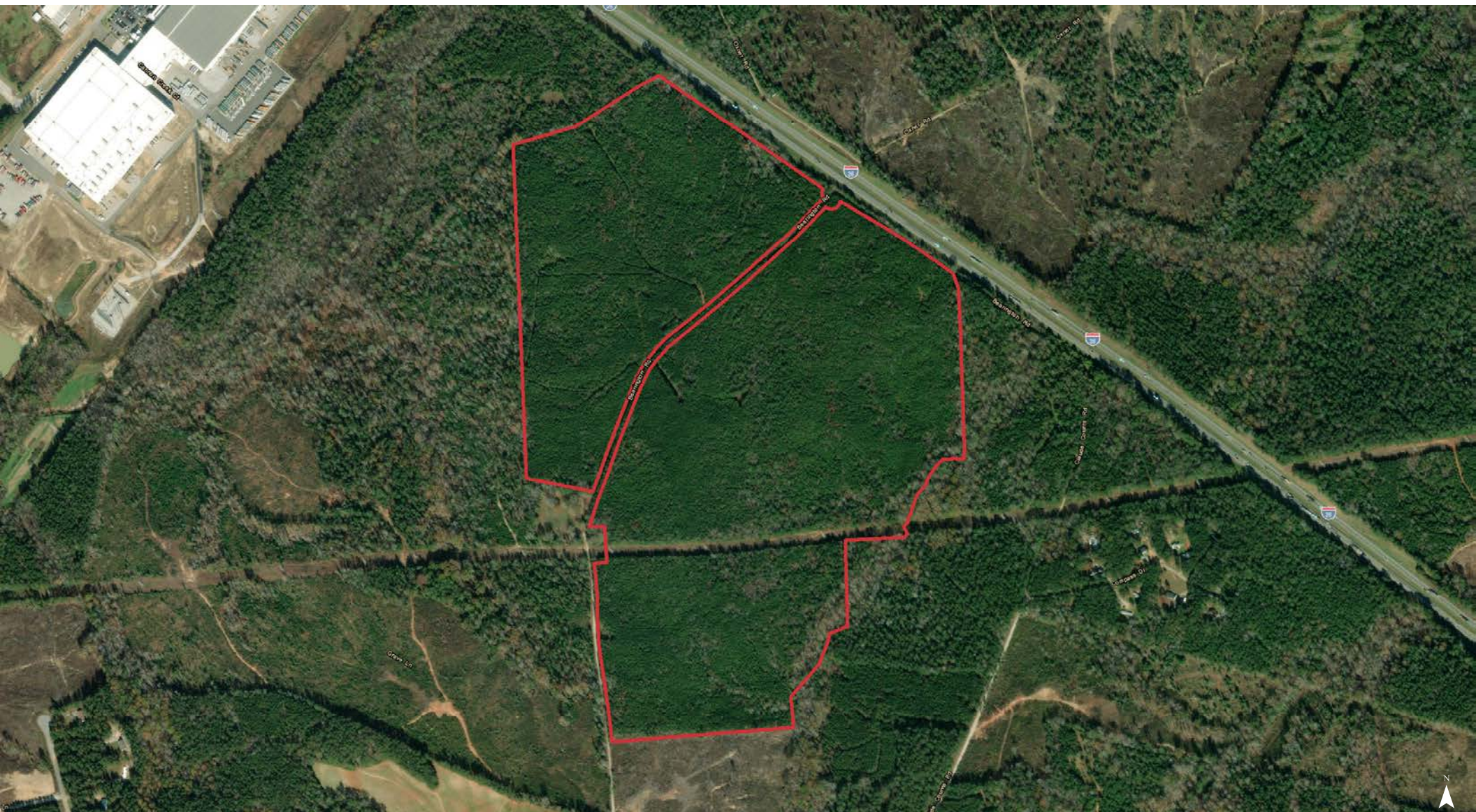
Points of Interest



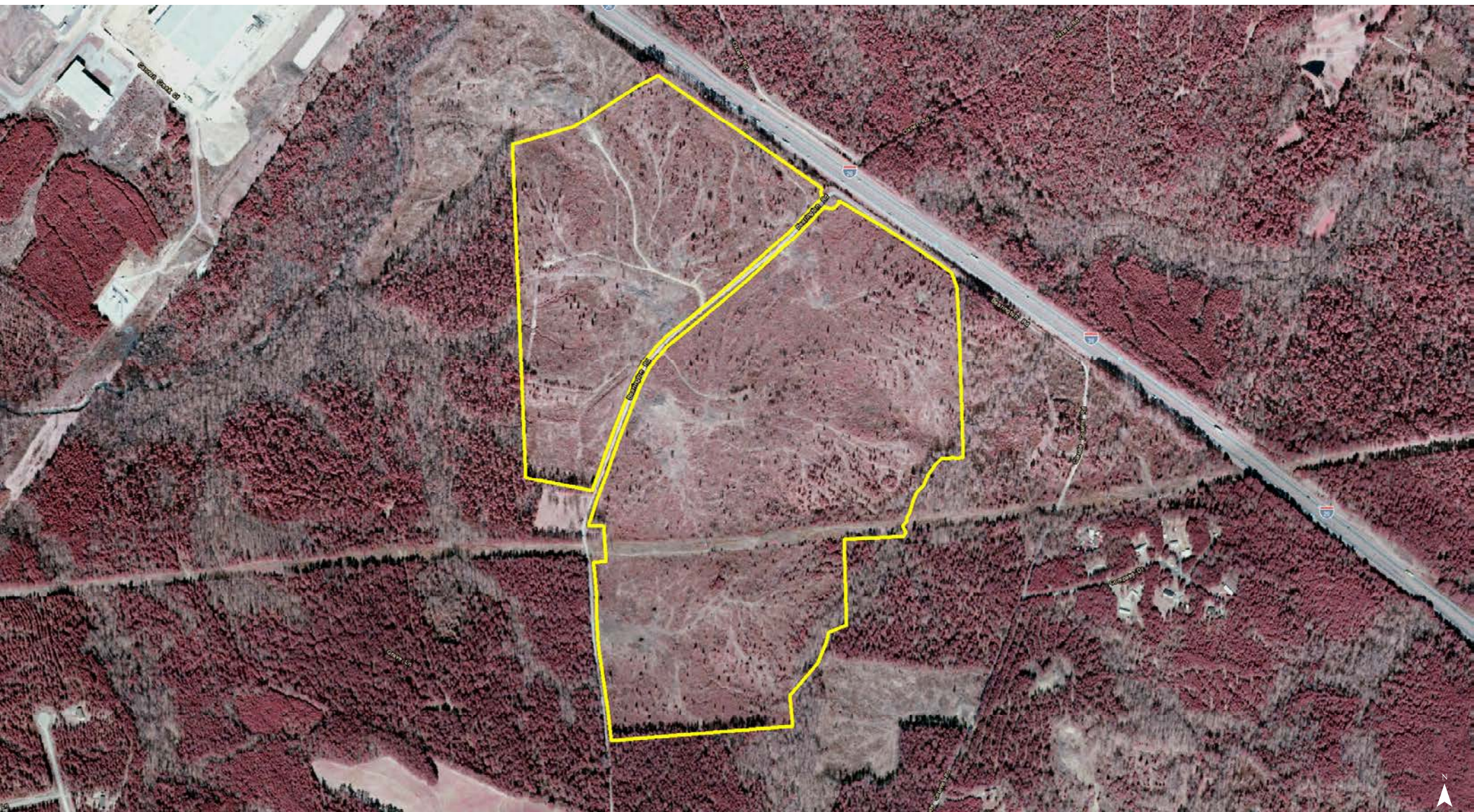
Location



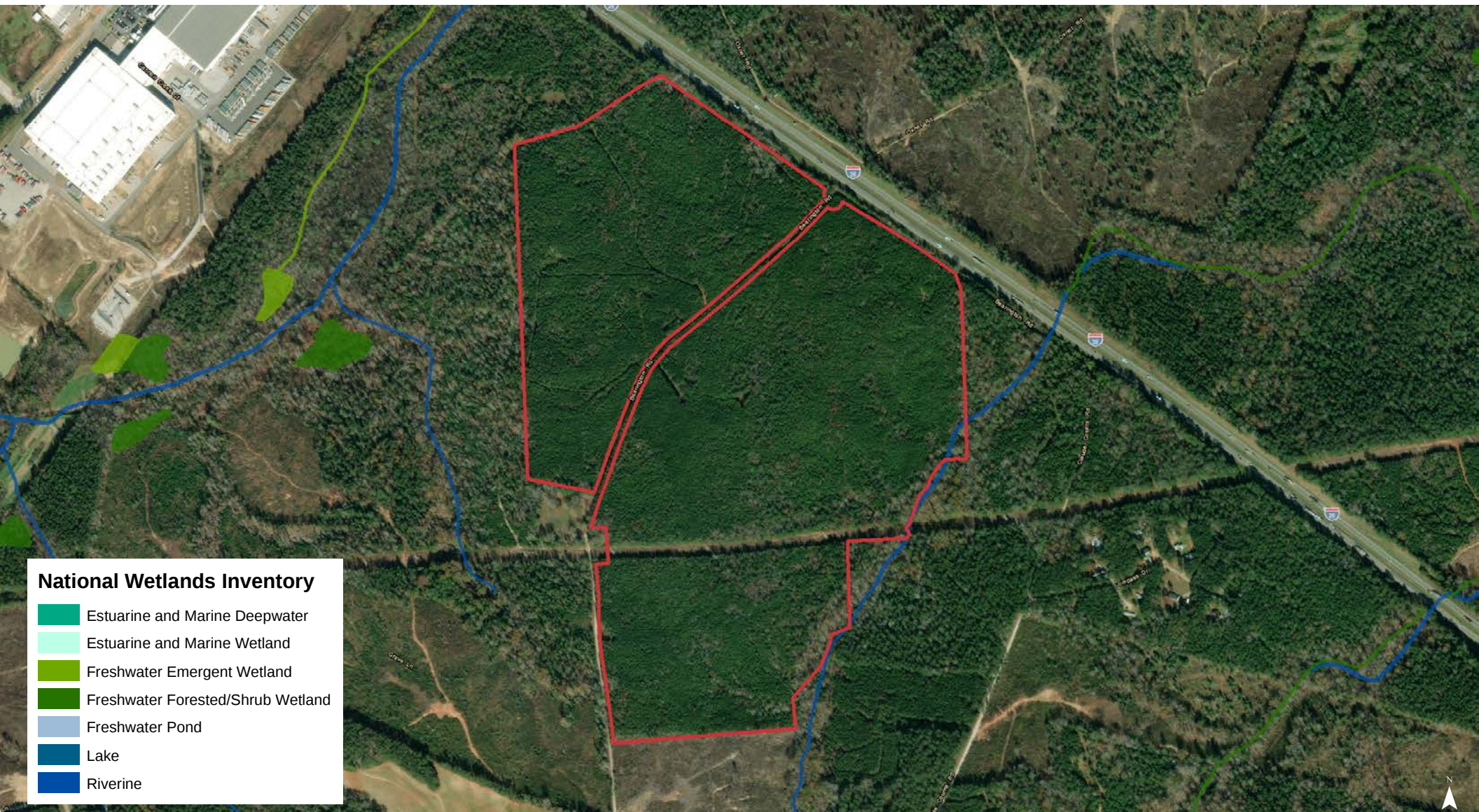
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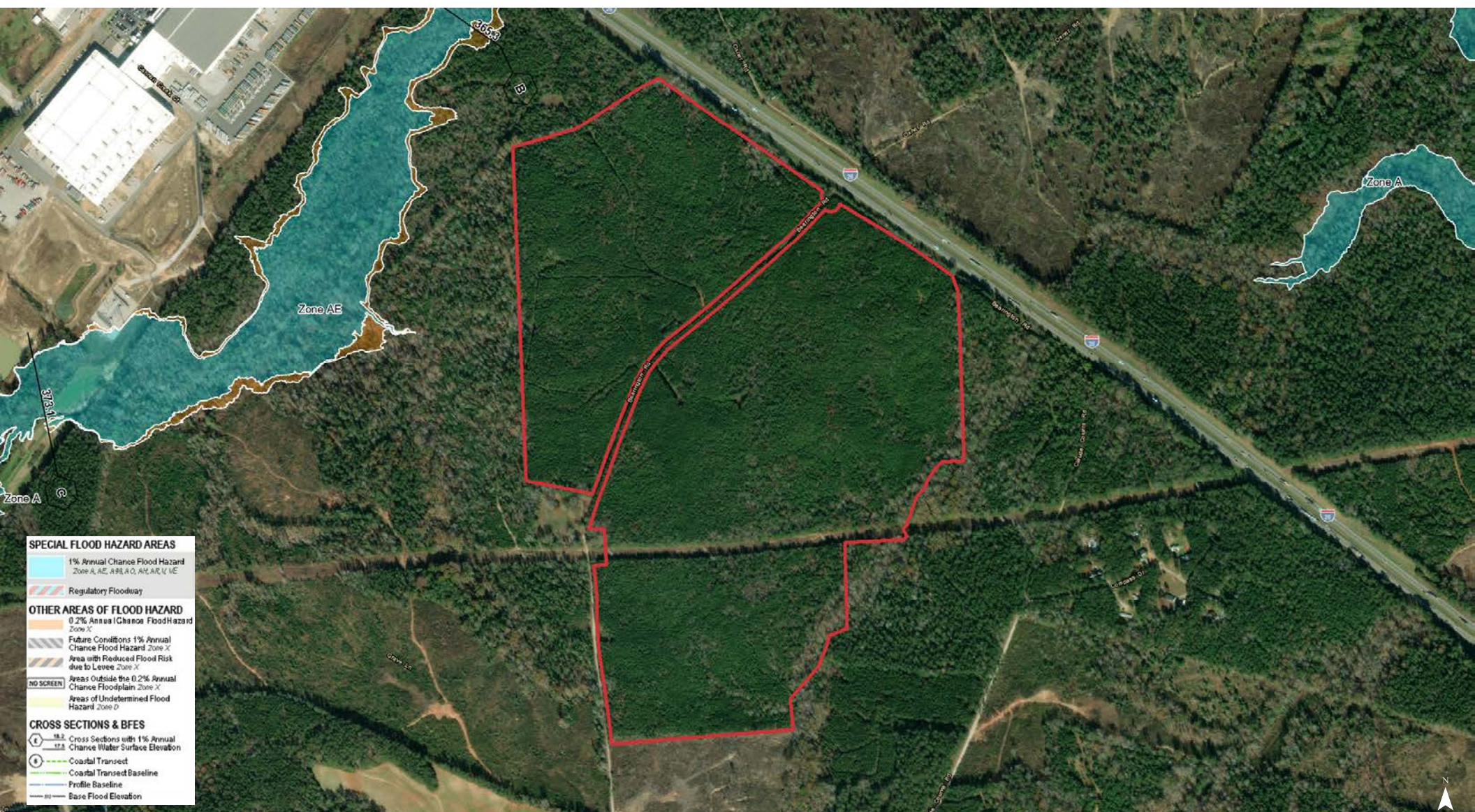


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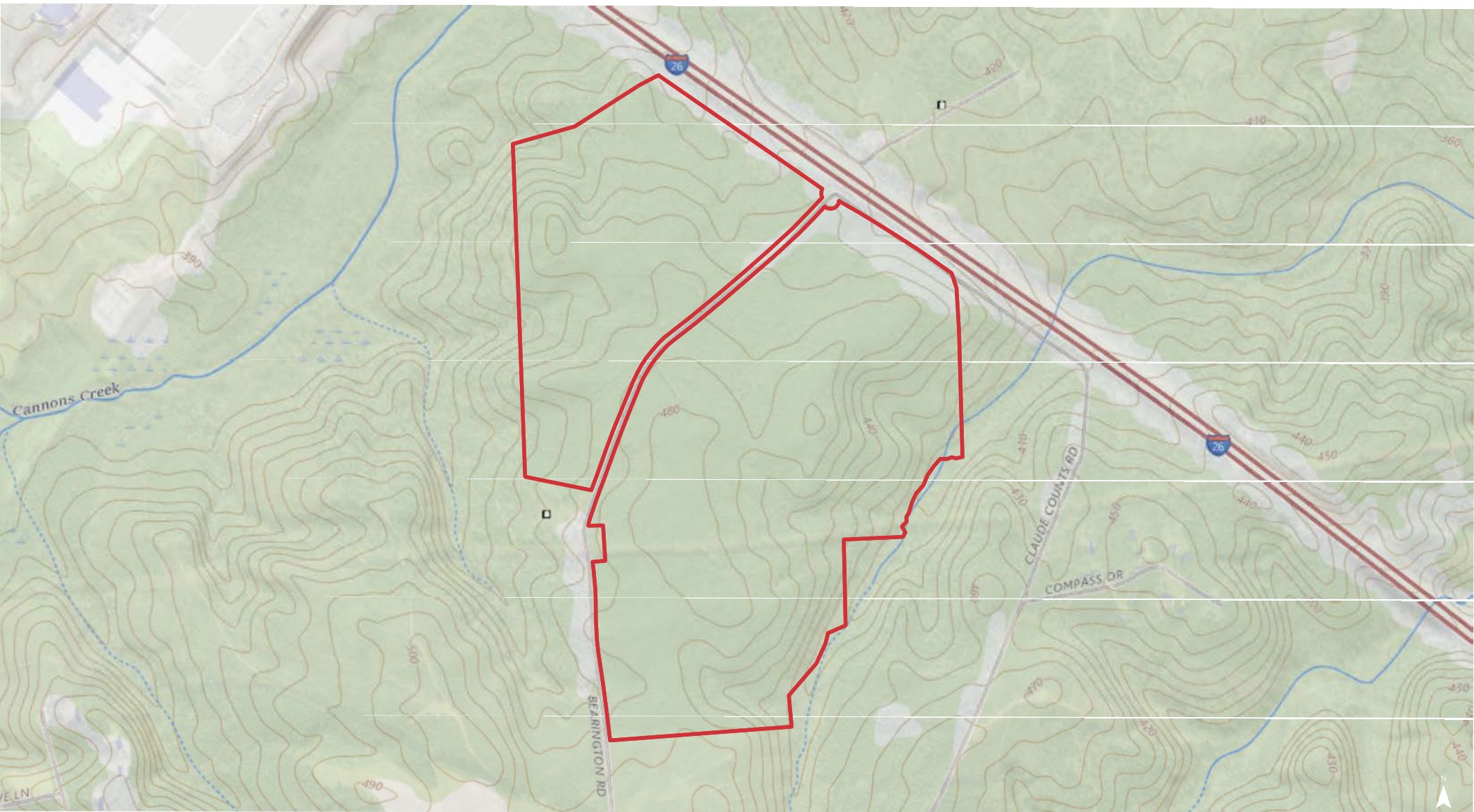
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FEMA Flood Zones



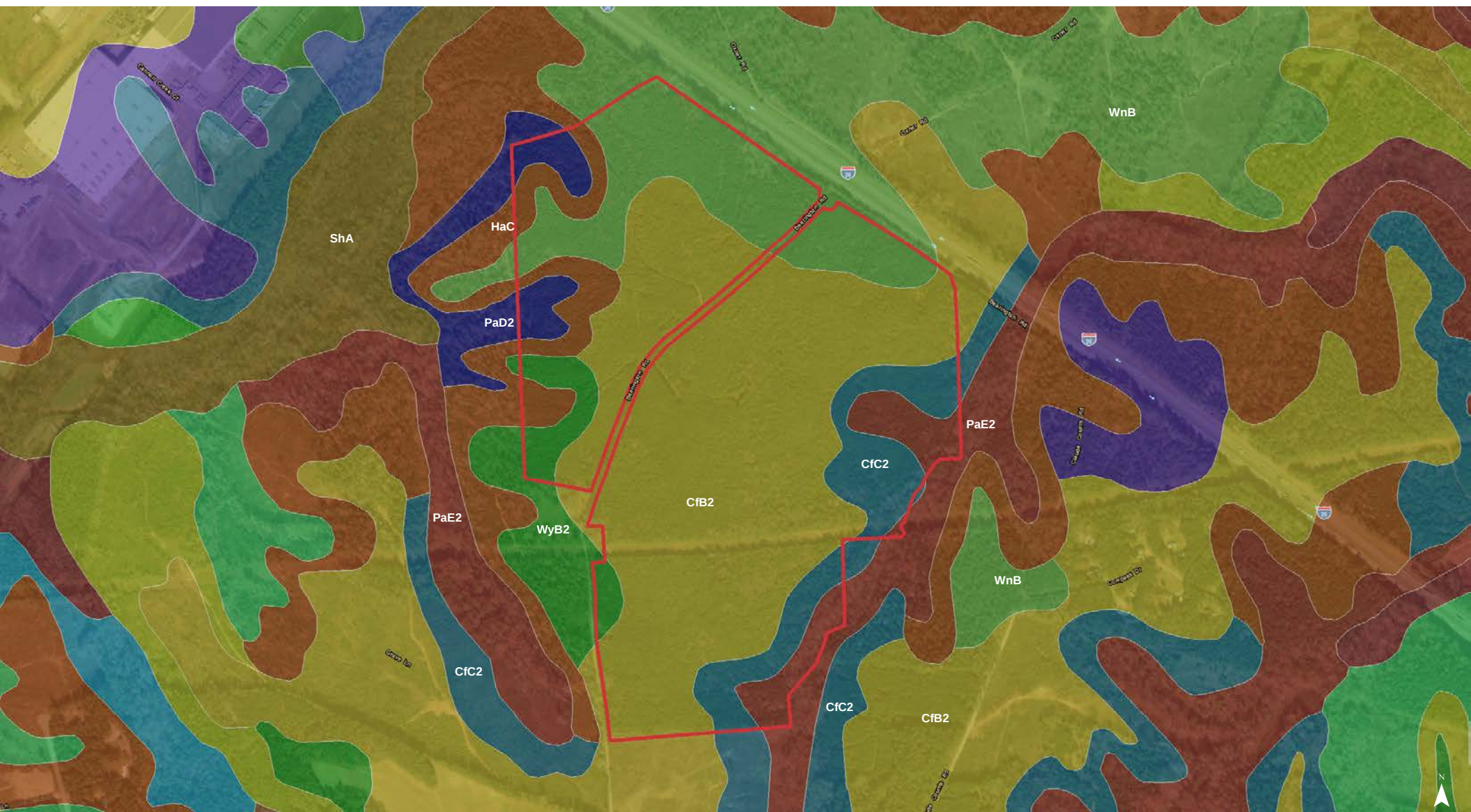
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Topographical Map



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Soil Survey



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Map Unit Description (Brief, Generated)

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cfb2 - Cecil sandy clay loam, 2 to 6 percent slopes, moderately eroded

Component: Cecil (80%)

The Cecil component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on 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 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 3e. This soil does not meet hydric criteria.

Map unit: Cfc2 - Cecil sandy clay loam, 6 to 10 percent slopes, moderately eroded

Component: Cecil (80%)

The Cecil component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on 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 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 4e. This soil does not meet hydric criteria.

Map unit: HaC - Hard Labor sandy loam, 6 to 10 percent slopes

Component: Hard Labor (75%)

The Hard Labor component makes up 75 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on 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 moderately well drained. Water movement in the most restrictive layer is moderately low. 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 45 inches during January, February, March, December. 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: PaD2 - Pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded

Component: Pacolet (90%)

The Pacolet component makes up 90 percent of the map unit. Slopes are 10 to 15 percent. This component is on interfluves on 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 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 6e. This soil does not meet hydric criteria.

Newberry County, South Carolina

[Minor map unit components are excluded from this report]

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

Component: Pacolet (90%)

The Pacolet component makes up 90 percent of the map unit. Slopes are 15 to 25 percent. This component is on interfluves on 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 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 7e. This soil does not meet hydric criteria.

Map unit: WnB - Winnsboro sandy loam, 2 to 6 percent slopes

Component: Winnsboro (75%)

The Winnsboro component makes up 75 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. 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 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 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: WyB2 - Wynnott-Winnsboro complex, 2 to 6 percent slopes, moderately eroded

Component: Wynnott (50%)

The Wynnott component makes up 50 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 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 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Winnsboro (25%)

The Winnsboro component makes up 25 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of residuum weathered from diorite and/or residuum weathered from gabbro. 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 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 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.