

1867
AM Nash Road
Manning, SC 29102
±29.27 Acres

±2.161 Acres
SOLD

±2.28 Acres
Sold

AM Nash Rd



±30 Miles to
INTERSTATE
26

For more information:

Tombo Milliken
Senior Broker | Principal
803.206.8384
tombo.milliken@naicolumbia.com

Tom Milliken
Senior Broker | Principal
803.331.6999
tmilliken@naicolumbia.com

Nelson Weston III
Brokerage Associates
803.678.7346
nweston@naicolumbia.com

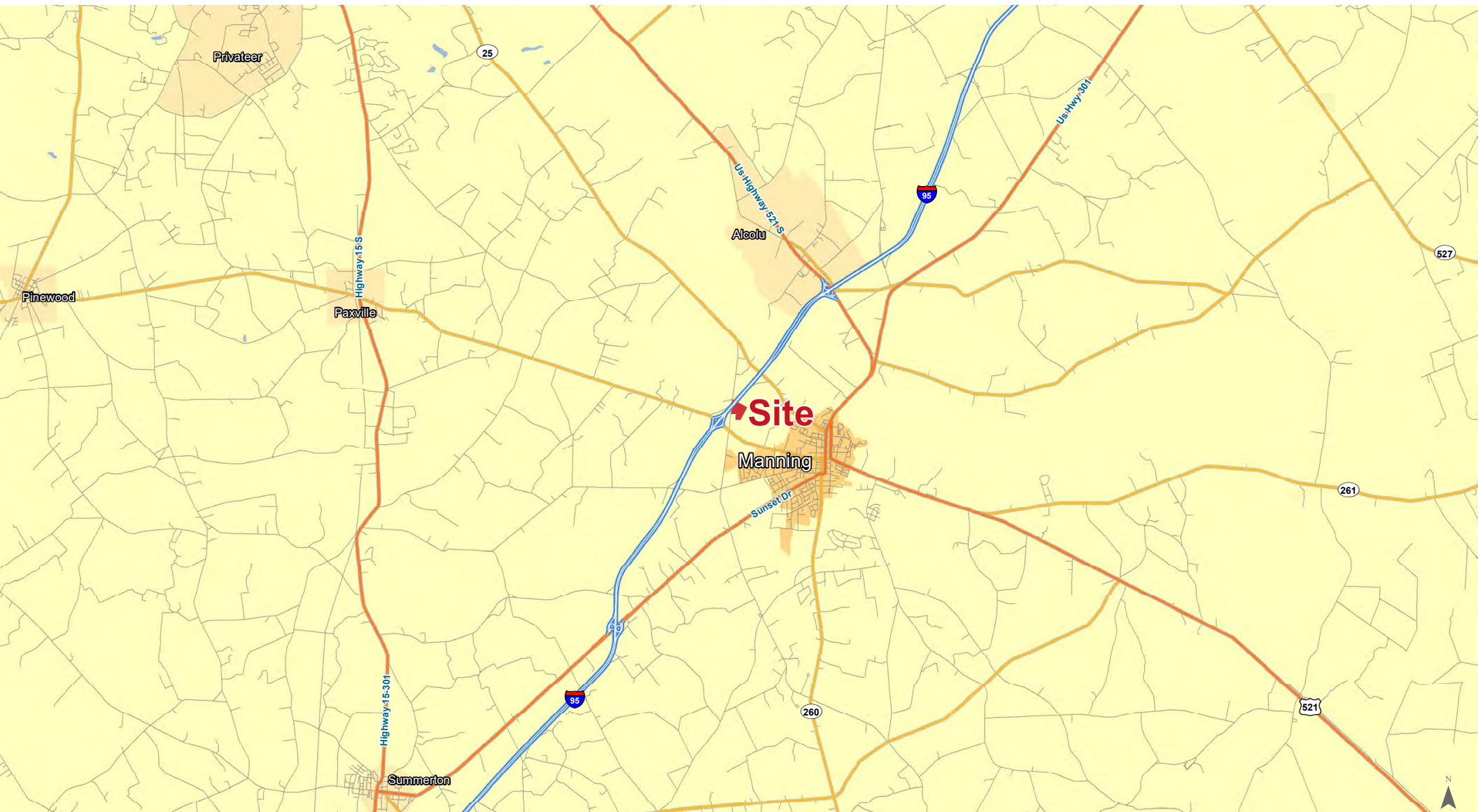
NAColumbia

AM Nash Road | ± 29.27 Acres

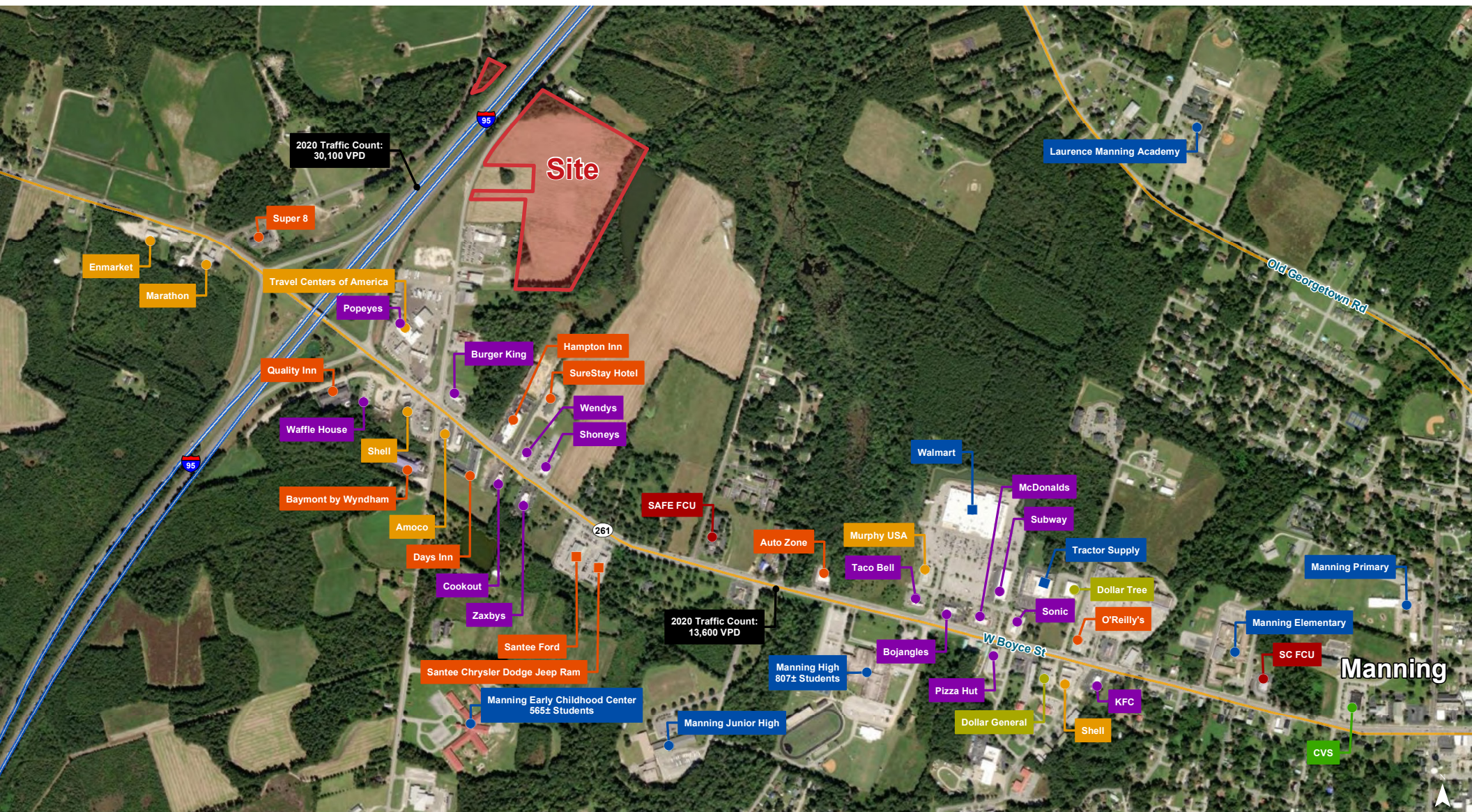
- ± 29.27 Acre Development Tract near Manning, SC
- Excellent visibility from I-95 with 1,100 +/- ft of Interstate Frontage along AM Nash Road
- Property is Zoned GC-IND, allowing for both Commercial and Industrial Uses
- Water and Sewer (Manning Utility Department) are both near the subject property on AM Nash Rd. Purchaser's Engineer to confirm location and capacity.
- Accessed from the I-95 Frontage Rd (AM Nash Rd)
- Located between two Interchanges. A half mile (.5 +/-) from Exit 119 (Hwy 261 to Manning) and 2.75 +/- miles from Exit 122 (Hwy 521 to Alcolu)
- 30 +/- Miles from the I-95 & I-26 Interchange
- Sales Price: \$1,300,000



Location



Points of Interest







Map Updated: Thursday, September 14, 2023. 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.

Topographical Map



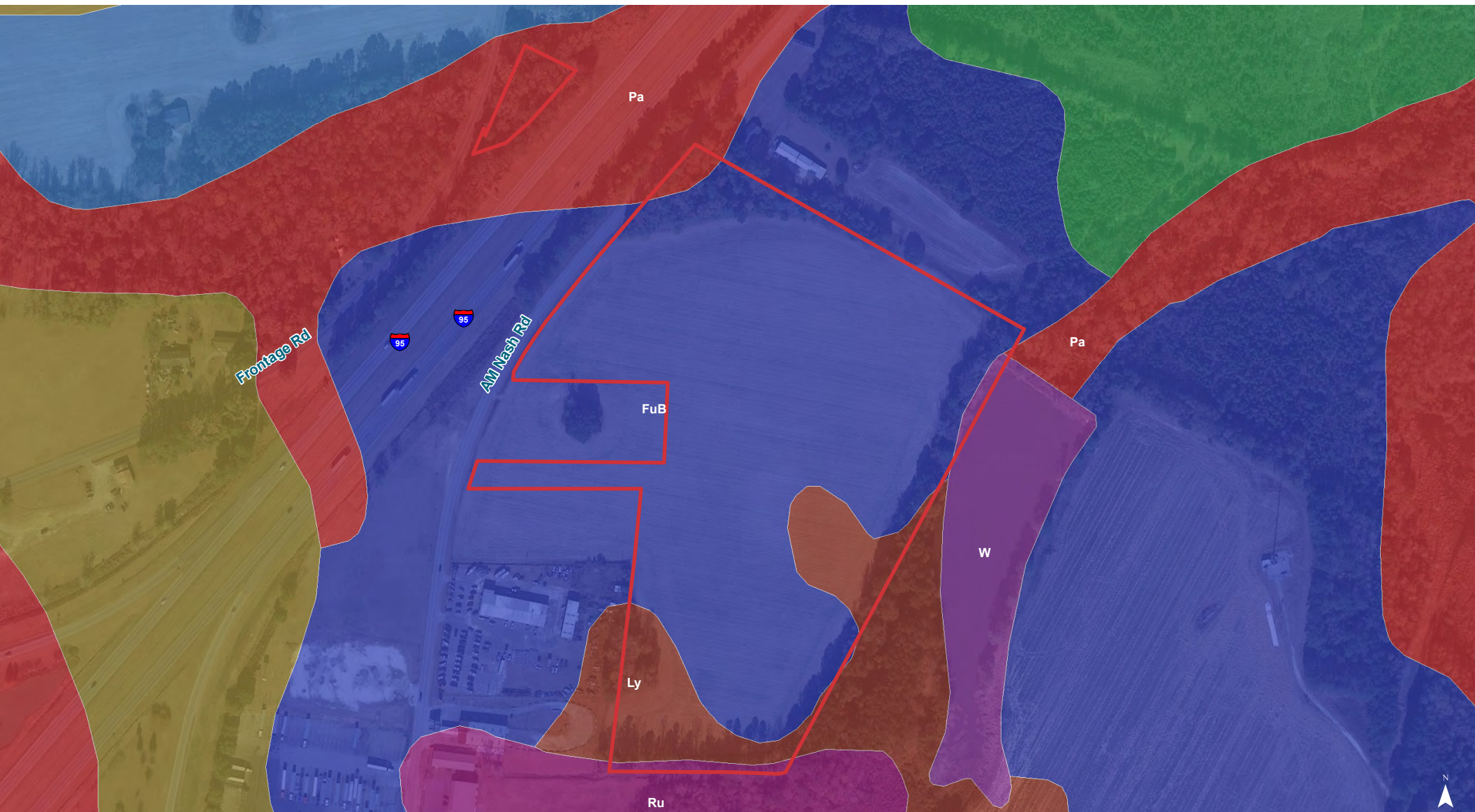
Map Updated: Thursday, September 14, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

FEMA Flood Zones





Soil Survey



Map Unit Description (Brief, Generated)

Clarendon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: FuB - Fuquay fine sand, 0 to 6 percent slopes

Component: Fuquay (100%)

The Fuquay component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, marine terraces. 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 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 48 inches during January, February, March. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: Ly - Lynchburg loamy sand

Component: Lynchburg (97%)

The Lynchburg component makes up 97 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy marine deposits. 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 is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: Pa - Paxville loam

Component: Paxville (100%)

The Paxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains, 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 very poorly 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 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: Ru - Rutlege loamy fine sand

Component: Rutlege (100%)

The Rutlege component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, flood plains. The parent material consists of sandy fluviomarine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is high. 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 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 7w. This soil meets hydric criteria.

Clarendon County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: W - Water

Component: Water (100%)

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