

For Sale

Commercial Land

1.9 Acres



5024 Fernandina Road

Columbia, South Carolina 29212

Property Highlights

- ± 1.21 AC and ± 0.69 AC on Fernandina Road
- Above grade with I-26
- Zoning:
 - ± 1.21 AC - Richland County, TMS# R04910-01-18, M-1
 - ± 0.69 AC - Lexington County, TMS# 002898-03-07, GC
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- Sale price: \$250,000
- Will consider ground leasing
- Can be assembled with ± 6 acres adjoining on Fernandina Road for excellent I-26 visibility

OFFERING SUMMARY

Sale Price	\$250,000
Lot Size	1.9 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income	Total Households
1 Mile	6,790	\$57,841	3,047
3 Miles	49,828	\$61,097	20,657
5 Miles	100,634	\$62,338	40,105

For more information

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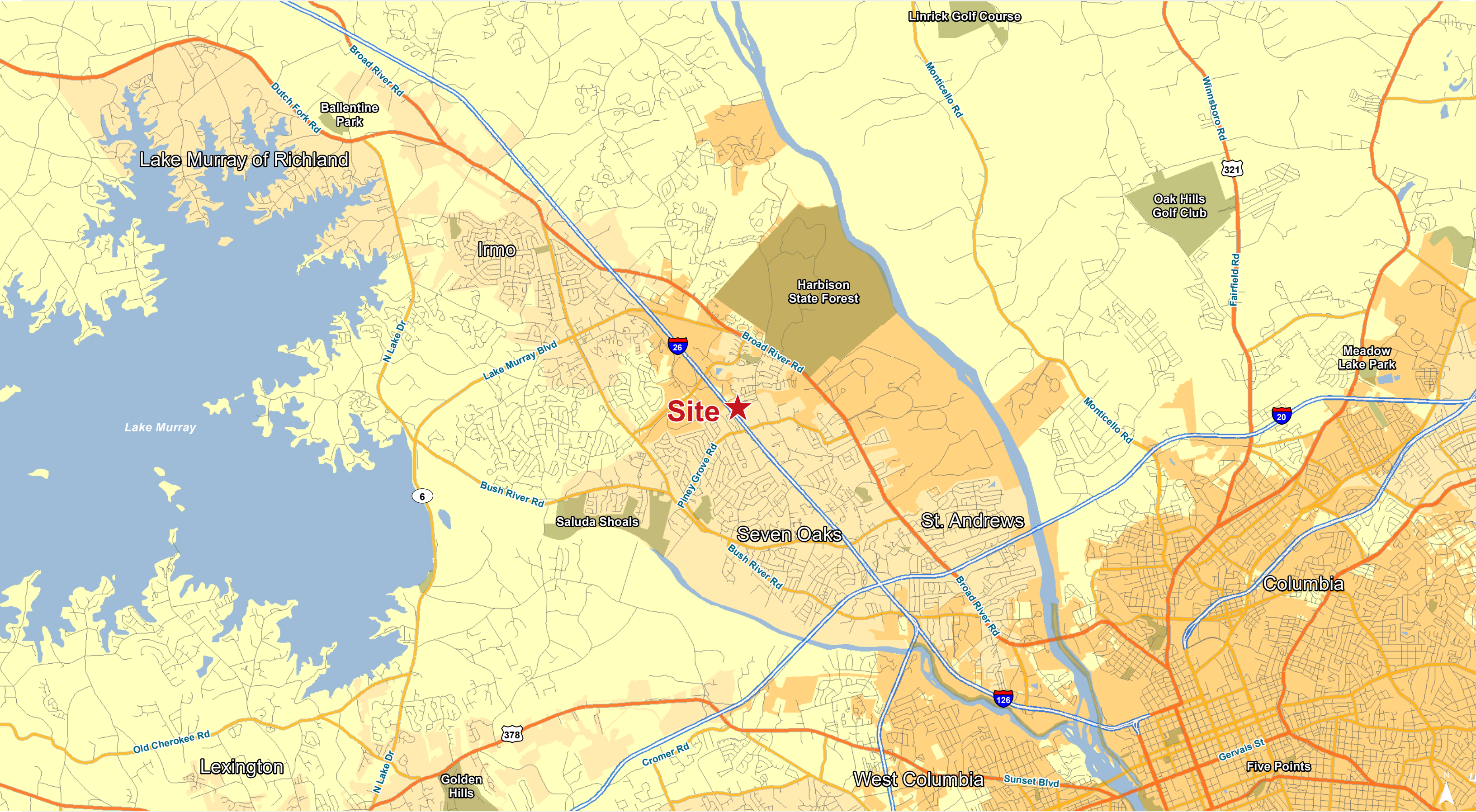
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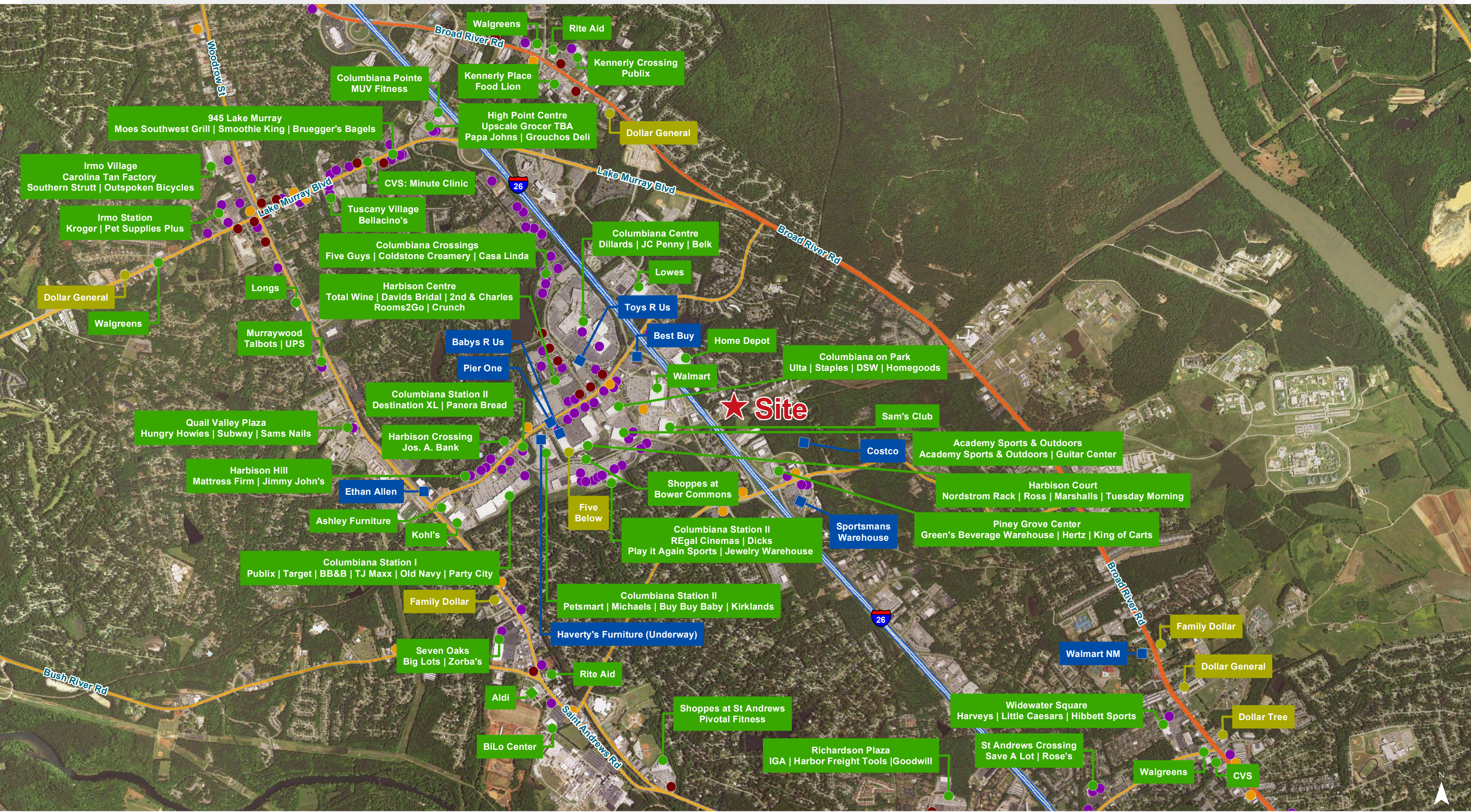
Residential Development & Large Uses



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Points of Interest: Retail

● Banks ● Gas Stations ● Restaurants



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Topographical Map: 2' Contours



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Topographical Map: 10' Contours



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Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: EnB - Enon silt loam, 2 to 6 percent slopes

Component: Enon (100%)

The Enon 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 mixed acid and basic igneous rock. Depth to a root restrictive layer, bedrock, paralithic, is 24 to 48 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 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

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 layer62 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.