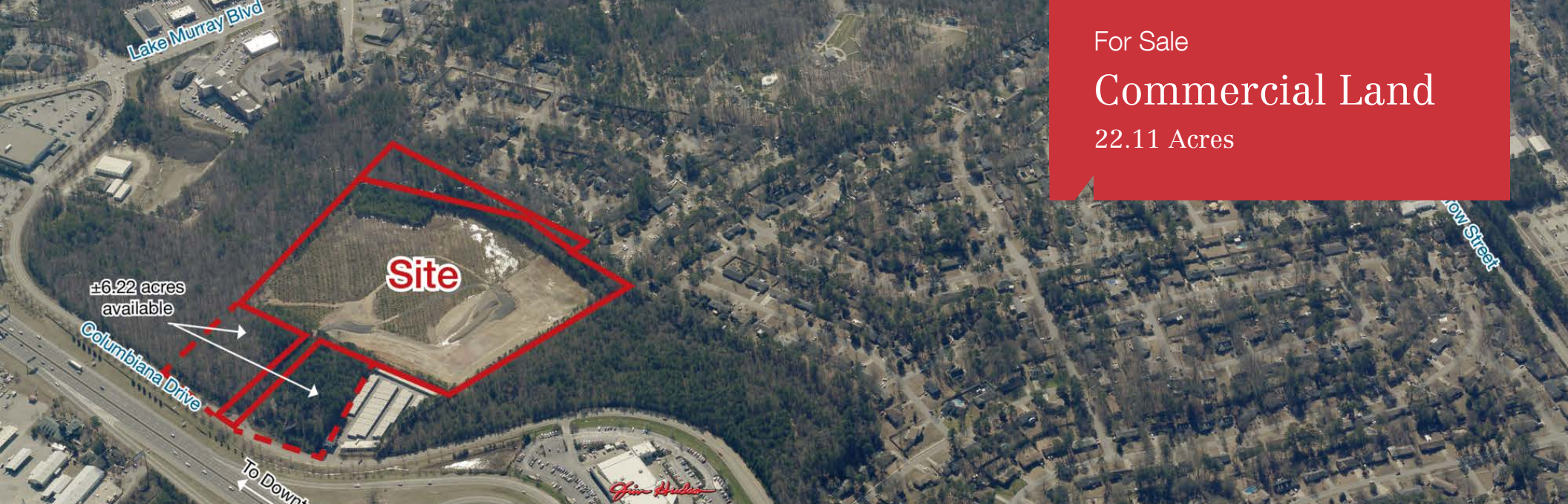




For Sale

Commercial Land

22.11 Acres

Columbiana Dr.

Columbia, South Carolina
29063

For more information

Tombo Milliken

O: 803 744 9852 | C: 803 206 8384
tombo.milliken@naicolumbia.com

Tom Milliken

O: 803 744 9837 | C: 803 331 6999
tmilliken@naicolumbia.com

Nelson Weston, III

O: 803 744 9804 | C: 803 678 7346
nweston@naicolumbia.com

Property Highlights

- ±20 and ±2.11 acres – accessed by a 50' strip on Wyman Way
- Slightly below grade with I-26
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- Zoning: CG-Town of Irmo
- Will consider subdividing
- Sales Price: \$4,442,000 (\$200,000/acre)
- Can be assembled with ±6.22 acres on Columbiana Drive for excellent I-26 visibility

OFFERING SUMMARY

Sale Price	\$4,442,000
Lot Size	22.11 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income	Total Households
1 Mile	6,071	\$70,859	2,523
3 Miles	44,456	\$71,998	17,563
5 Miles	87,729	\$68,797	34,445

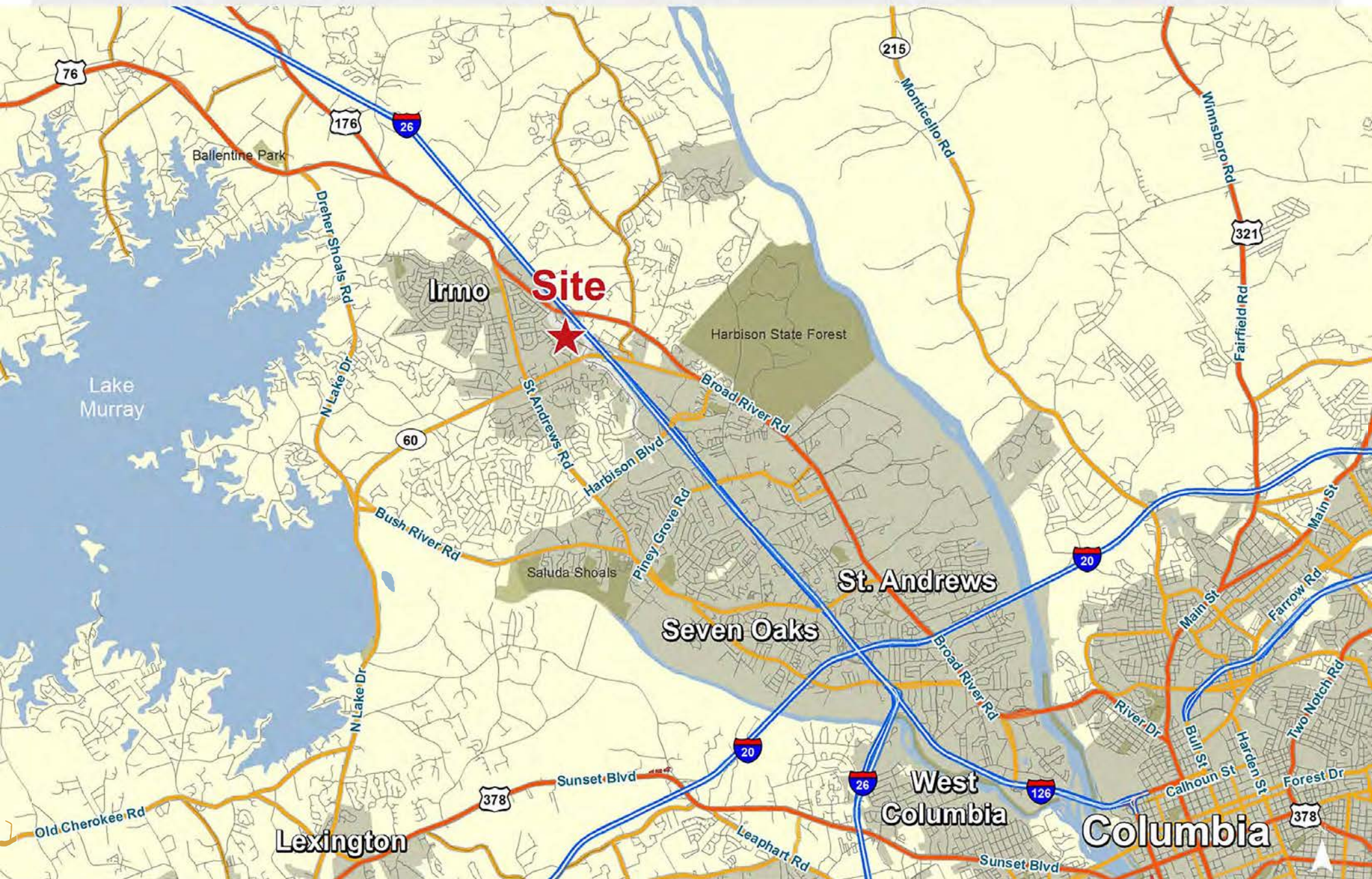
Aerial Photo



© 2015 Pictomet

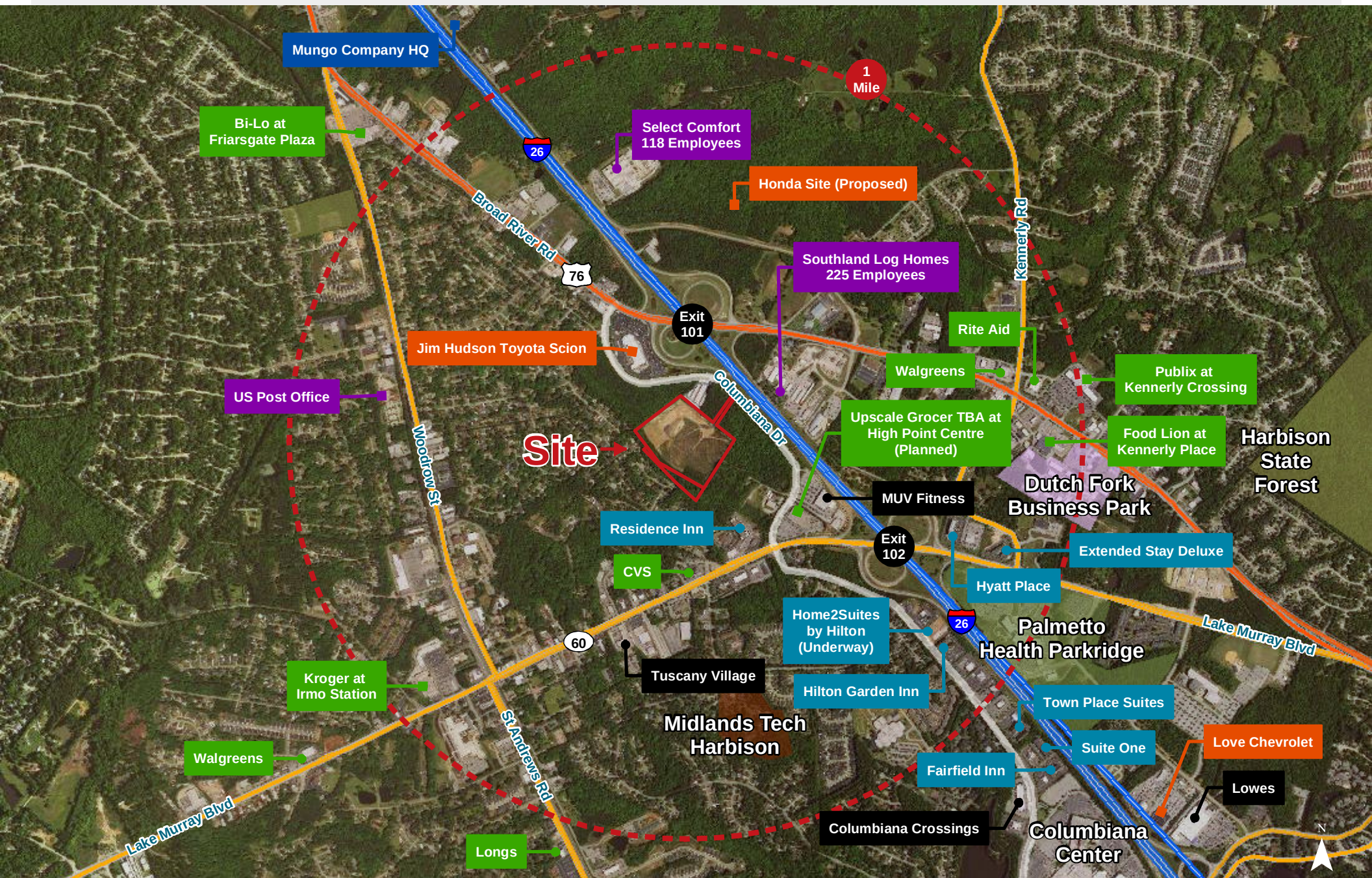


Location



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Points of Interest



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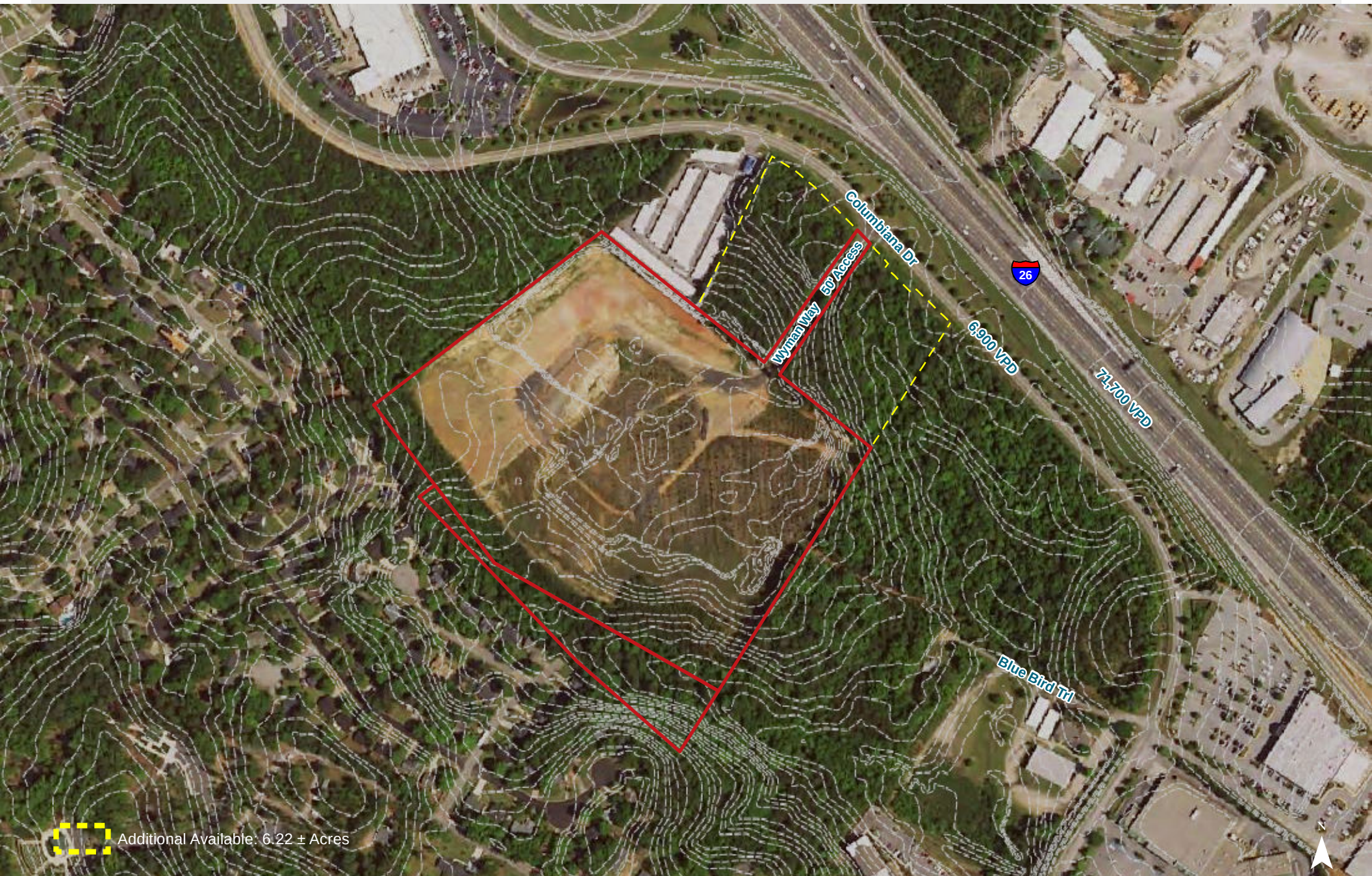
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Additional Available: 6.22 ± Acres

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Topographical Map: 2' Contours



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FEMA National Flood Hazard Layer



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National Wetlands Inventory



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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]

NaC - Nason silt loam, 6 to 10 percent slopes

Nason (100%)

The Nason 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, 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 3e. This soil does not meet hydric criteria.

OaB - Orange loam, 0 to 4 percent slopes

Orange (100%)

The Orange component makes up 100 percent of the map unit. Slopes are 0 to 4 percent. This component is on marine terraces on coastal plains. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, lithic, is 40 to 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 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, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.