

**FOR SALE**

±2.01 Acres of Commercial Land

**\$209,000**

**Site** →

Longtown Rd

**Longtown Road**

Columbia | South Carolina

**NAI**Columbia

**Tombo Milliken**

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**Tom Milliken**

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# Property Description

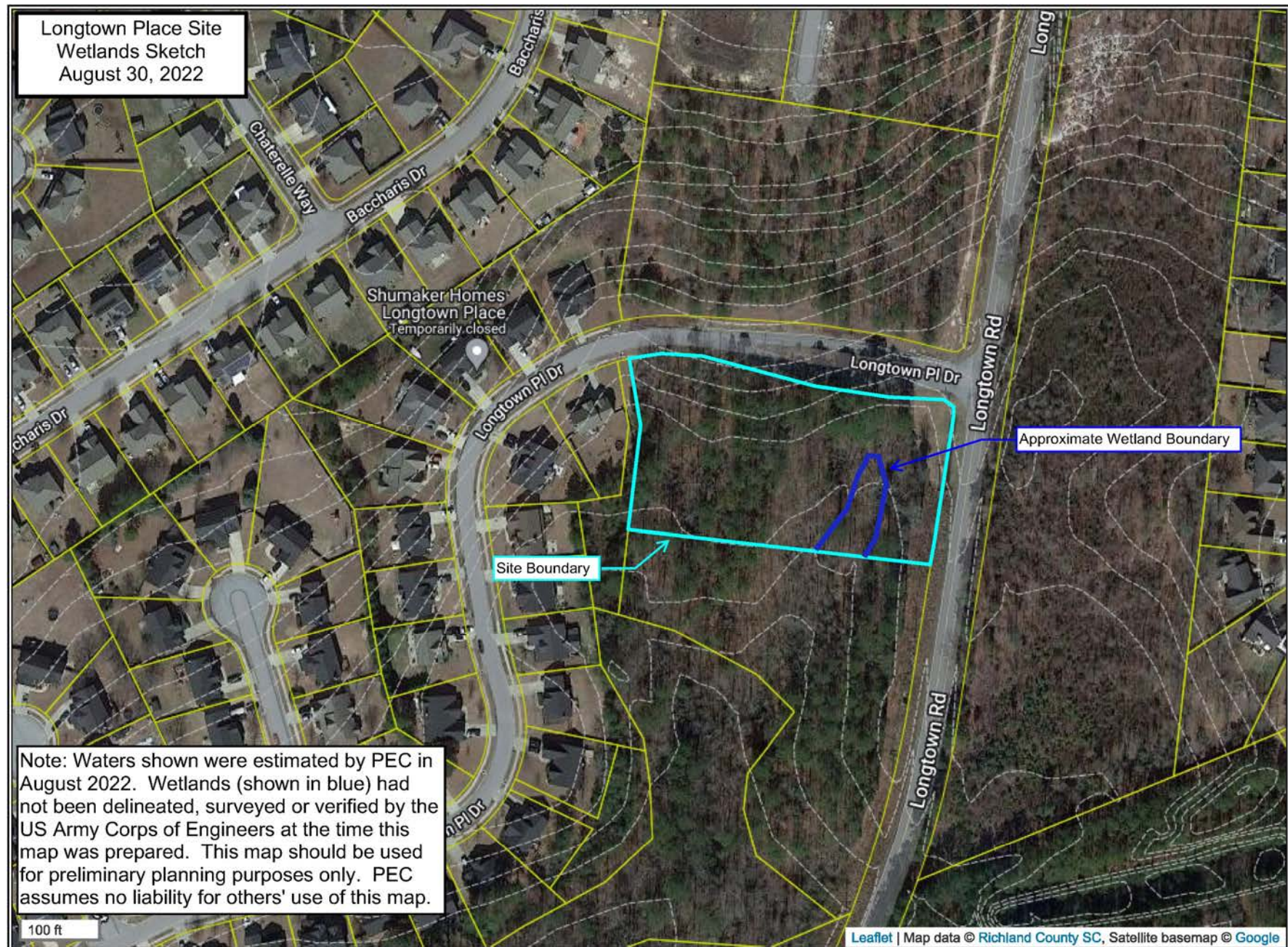
## Property Information

- 2.01 +/- Acres at the corner of Longtown Rd and Longtown Place Dr
- Property is Zoned Commercial within the Villages at Longtown Planned Development (PDD)
- 205 +/- ft of frontage on Longtown Rd and 425 +/-ft on Longtown Place Drive
- Water (City of Columbia) and Sewer (SouthWest Water Company) are available. Purchaser's Engineer to verify location and availability.
- 2024 Traffic Count: 12,800 VPD (Station ID: 40-0711)

**Sales Price: \$209,000**



# Wetlands Sketch



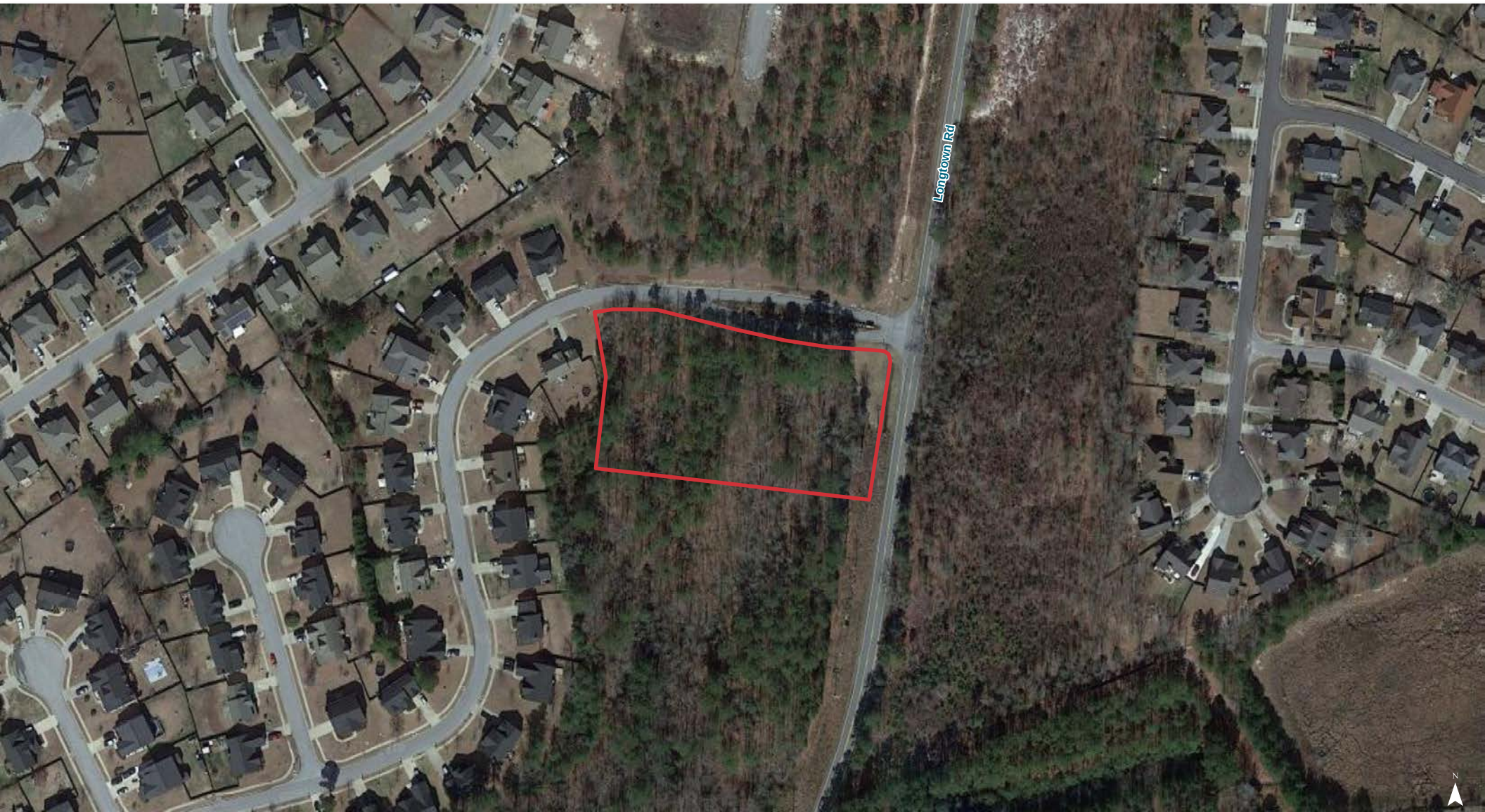
# Location Map



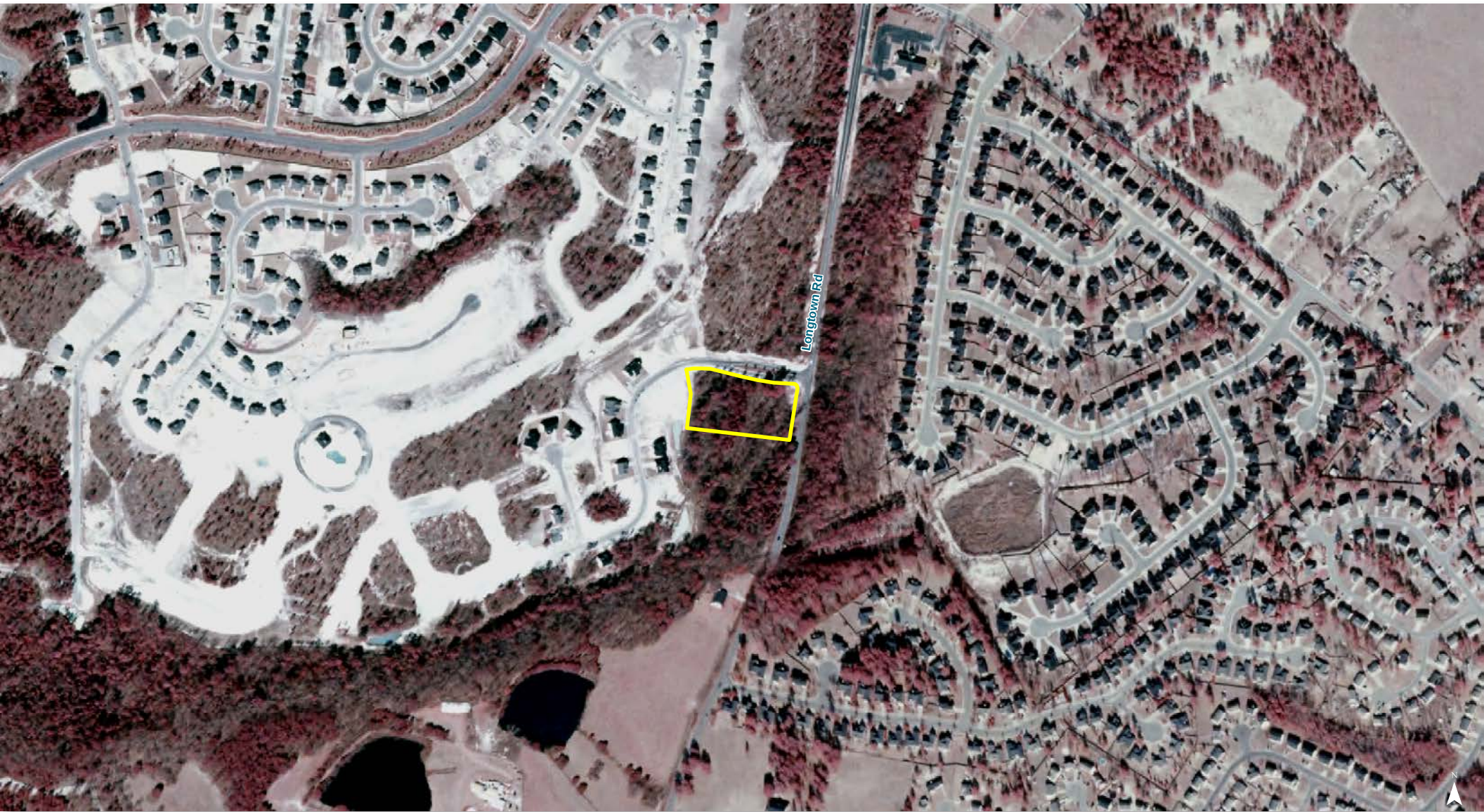
# Points of Interest Map



# Aerial Map



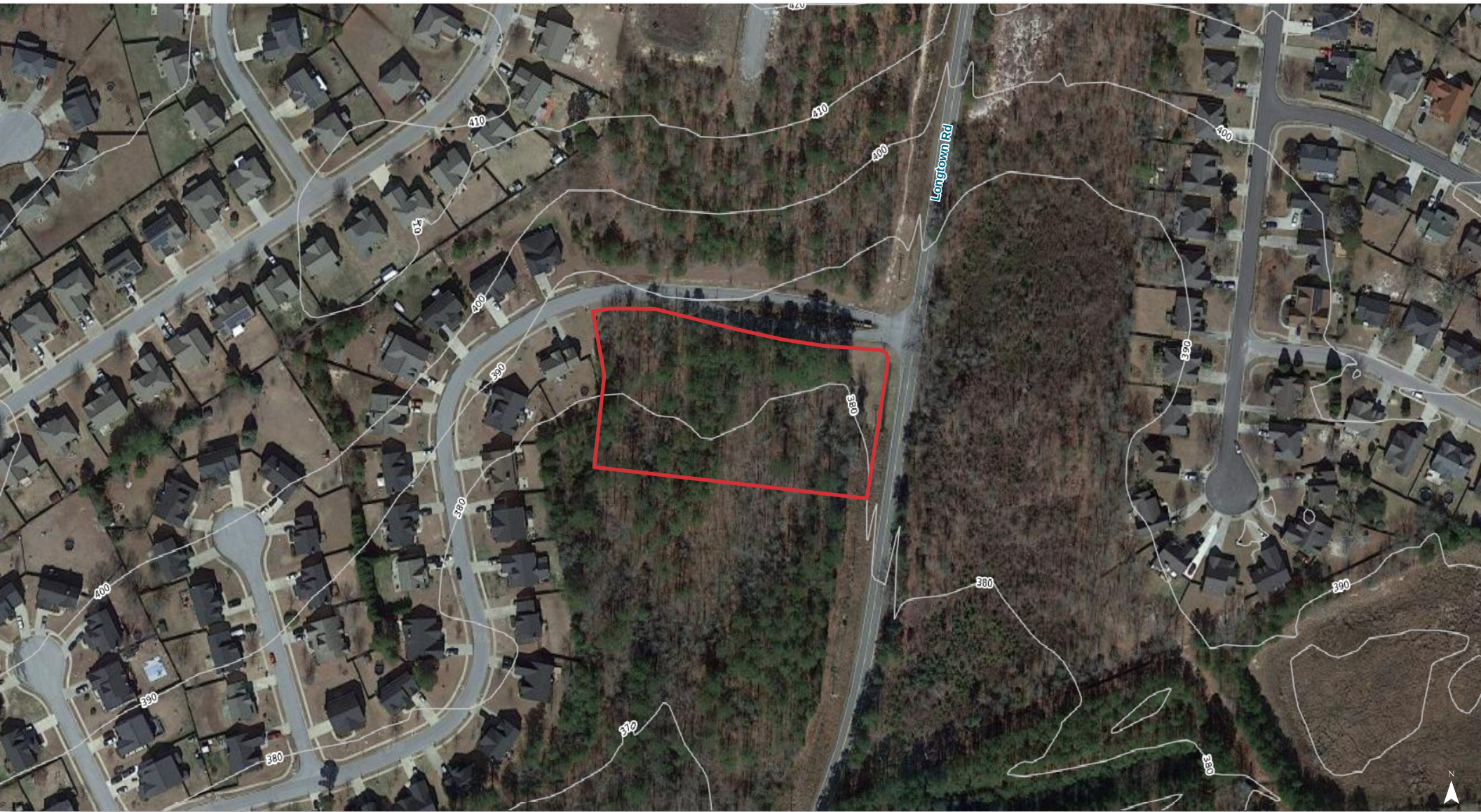
# Infrared Map



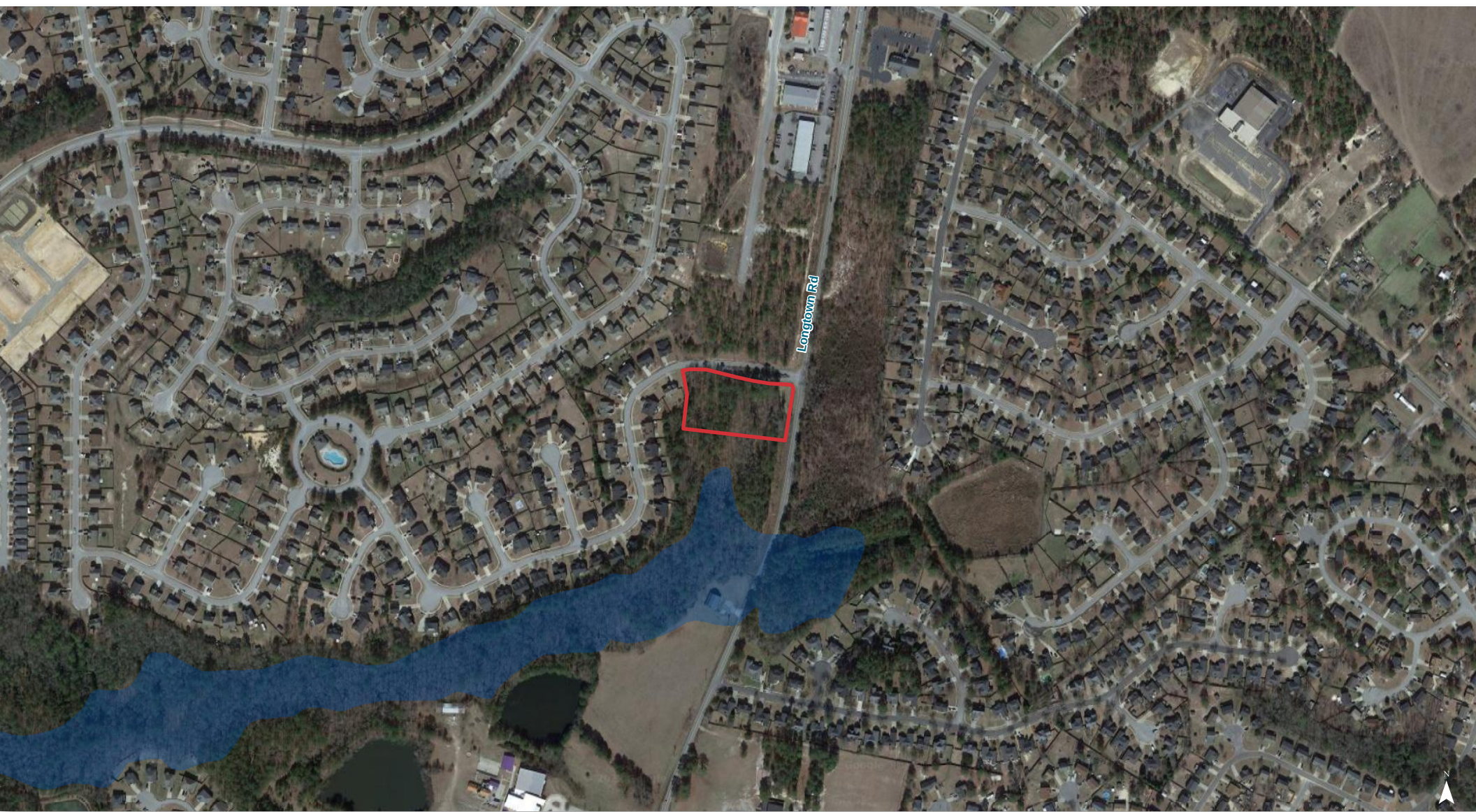
# Topographical Map (2')



# Topographical Map (10')



# Flood Zones Map



# National Wetlands Inv.



# Soil Survey



## Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** Jo - Johnston loam

**Component:** Johnston (100%)

*The Johnston 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 alluvium. 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 frequently flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 7w. This soil meets 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.*