

FOR SALE

±32.7 AC Old Sandy Run, Gaston, SC

Commerical & Industrial Land



18 Miles to Downtown Columbia



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PROPERTY INFORMATION

Property Features

- ± 32.7 Acres near Gaston, SC. Smaller Subdivisions may be considered.
- Located at Old Sandy Run Rd. and I-26 (Exit 125). Across I-26 from the Calhoun County Industrial Park
- Zoned for Commercial and Industrial Uses (CC & IND SR). $7\pm$ acres along frontage zoned CC & back $25.7\pm$ acres zoned IND.
- $849\pm$ ft of road frontage on Old Sandy Run
- Traffic Counts: I-26 - 63,700 VPD (Station 09-2155) & Old Sandy Run Road - 2,800 VPD (Station 09-0293)
- Interstate visibility
- Water available to site & Sewer nearby. Location & availability to be confirmed by Purchaser's Engineer
- Sale Price: $7\pm$ acres of Commercial: **\$1,829,520**
 $25.7\pm$ acres of Industrial: **\$1,413,500** or **\$55,000/ac**



PROPERTY INFORMATION

Calhoun County and Strategic Positioning

Location and Access

- Strategically positioned **along Interstate 26 (Exit 125)** — a key east-west freight corridor connecting **Columbia, SC** to **Charleston and the Port of Charleston**, and facilitating national distribution.
- Excellent regional connectivity: I-26 ties to I-20, I-77, and I-95 within a short drive, providing efficient access to major Southeast markets.
- Proximity to **Columbia Metropolitan Airport (CAE)** and multiple major freight and logistics facilities enhances air and ground distribution options.

REGIONAL ECONOMIC POSITIONING

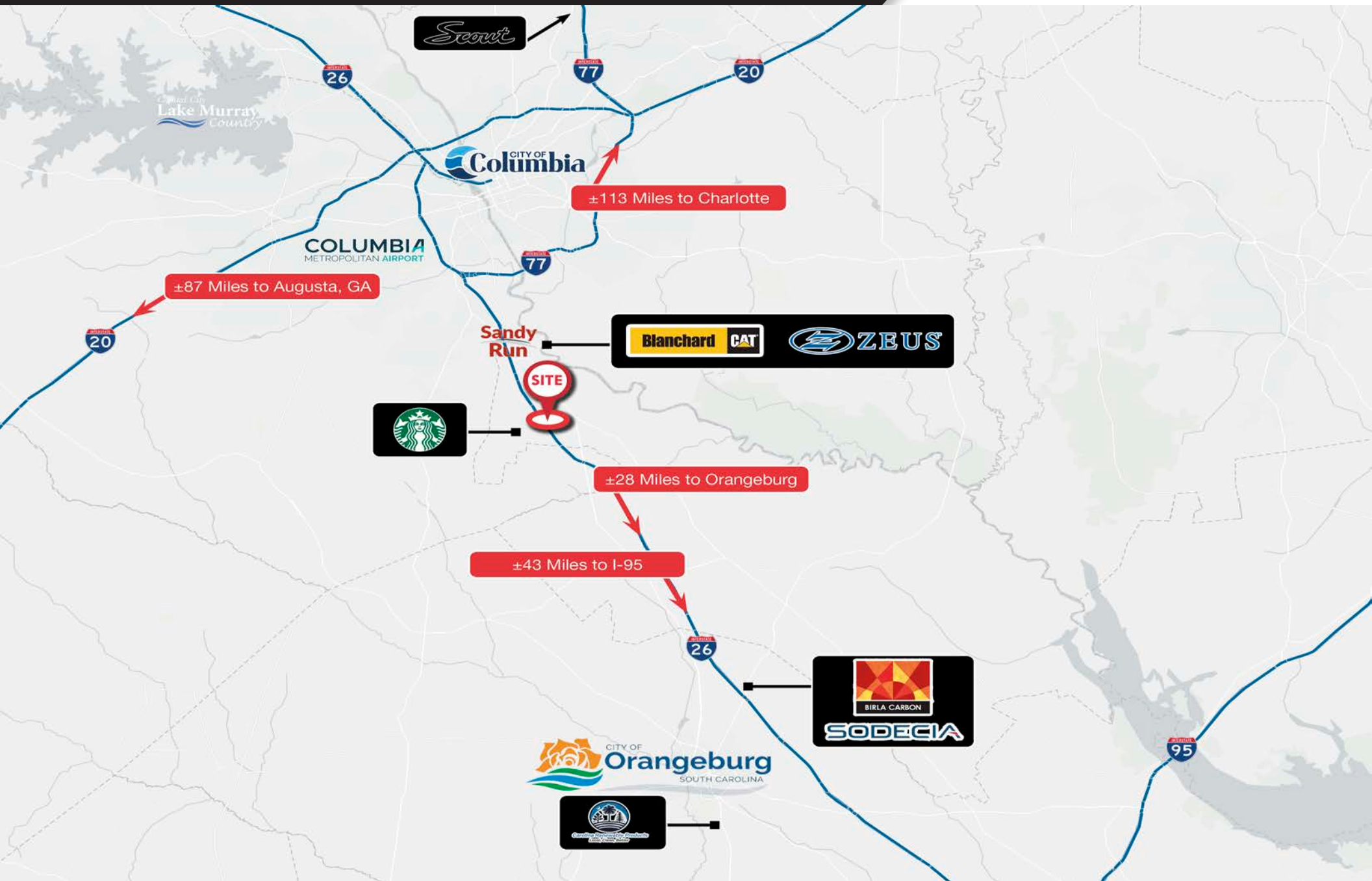
Central South Carolina / Calhoun County Advantages

- The county's industrial corridor along I-26 has been a focal point for recruitment of manufacturing, distribution, and logistics employers.
- Recent major investments at Sandy Run Industrial Park demonstrates confidence in the county's business climate and transportation infrastructure.

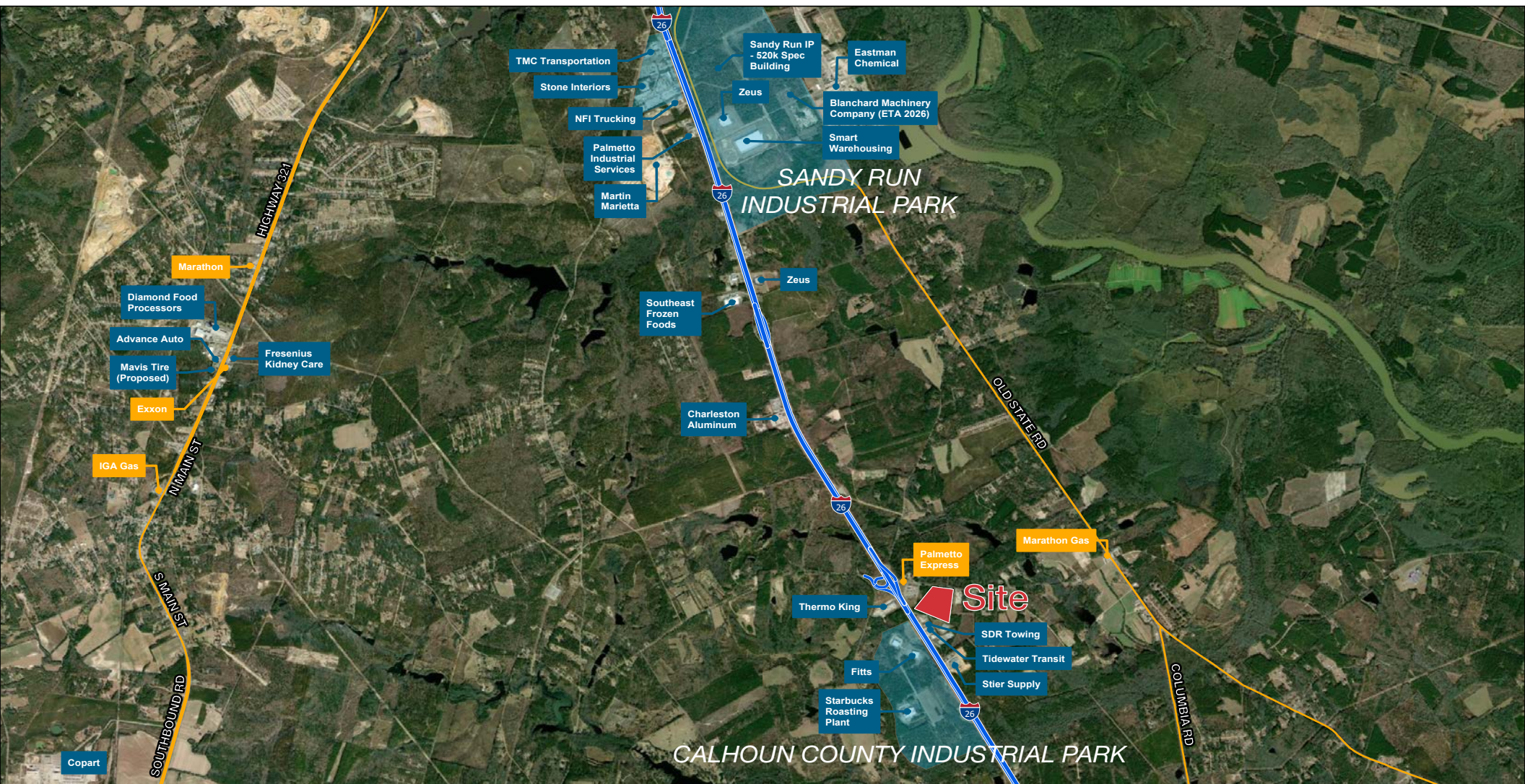
Growth Momentum in the Region

- Growth pressures from Columbia's expanding metro economy are driving demand for industrial and logistics space in outlying counties with lower costs and strong transportation links.
- Current investments — including corporate facilities entering nearby industrial parks — reflect confidence in the region's long-term industrial growth trajectory.

POINTS OF INTEREST



POINTS OF INTEREST



LOCATION



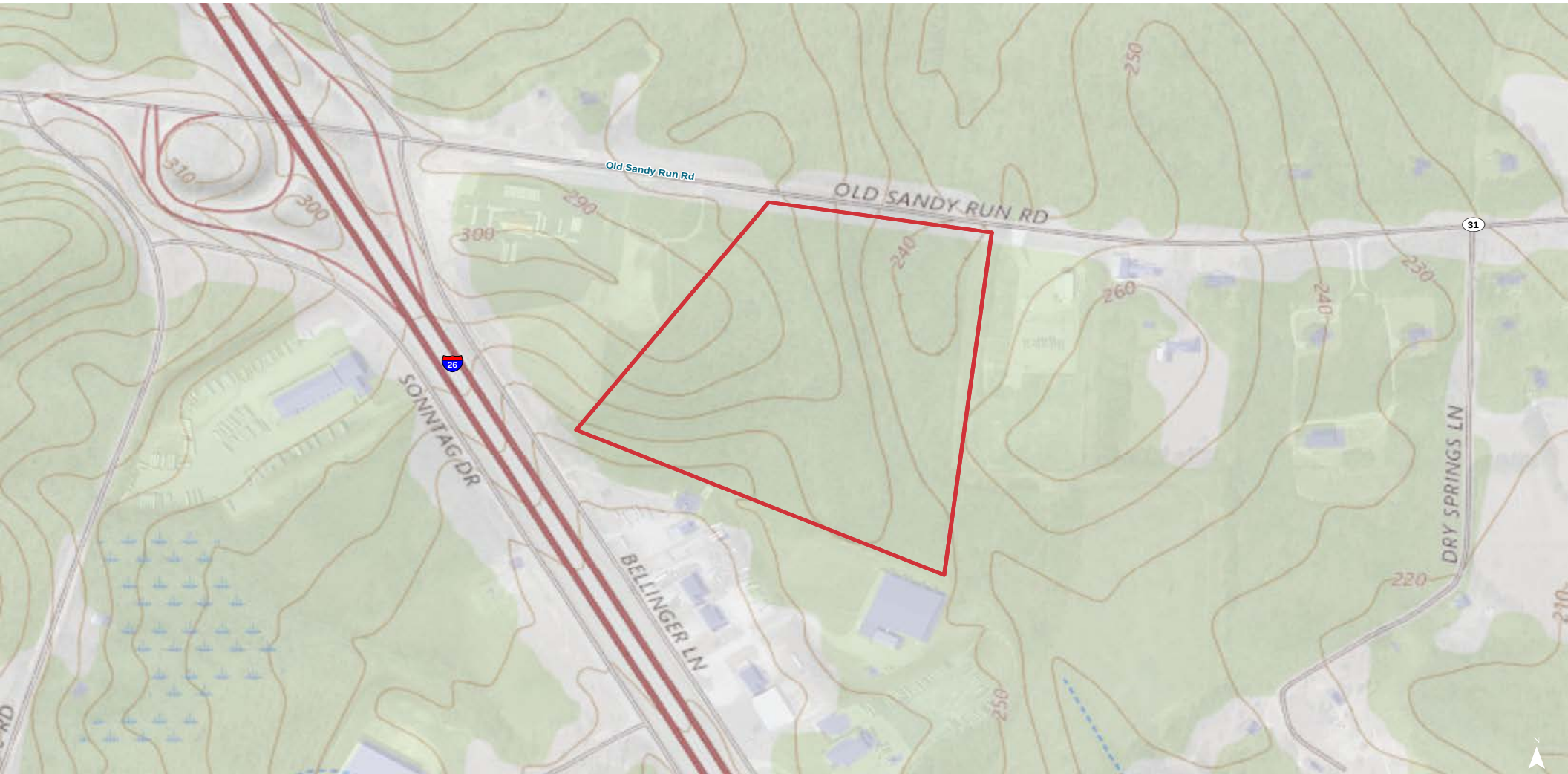
AERIAL



2020 INFRARED

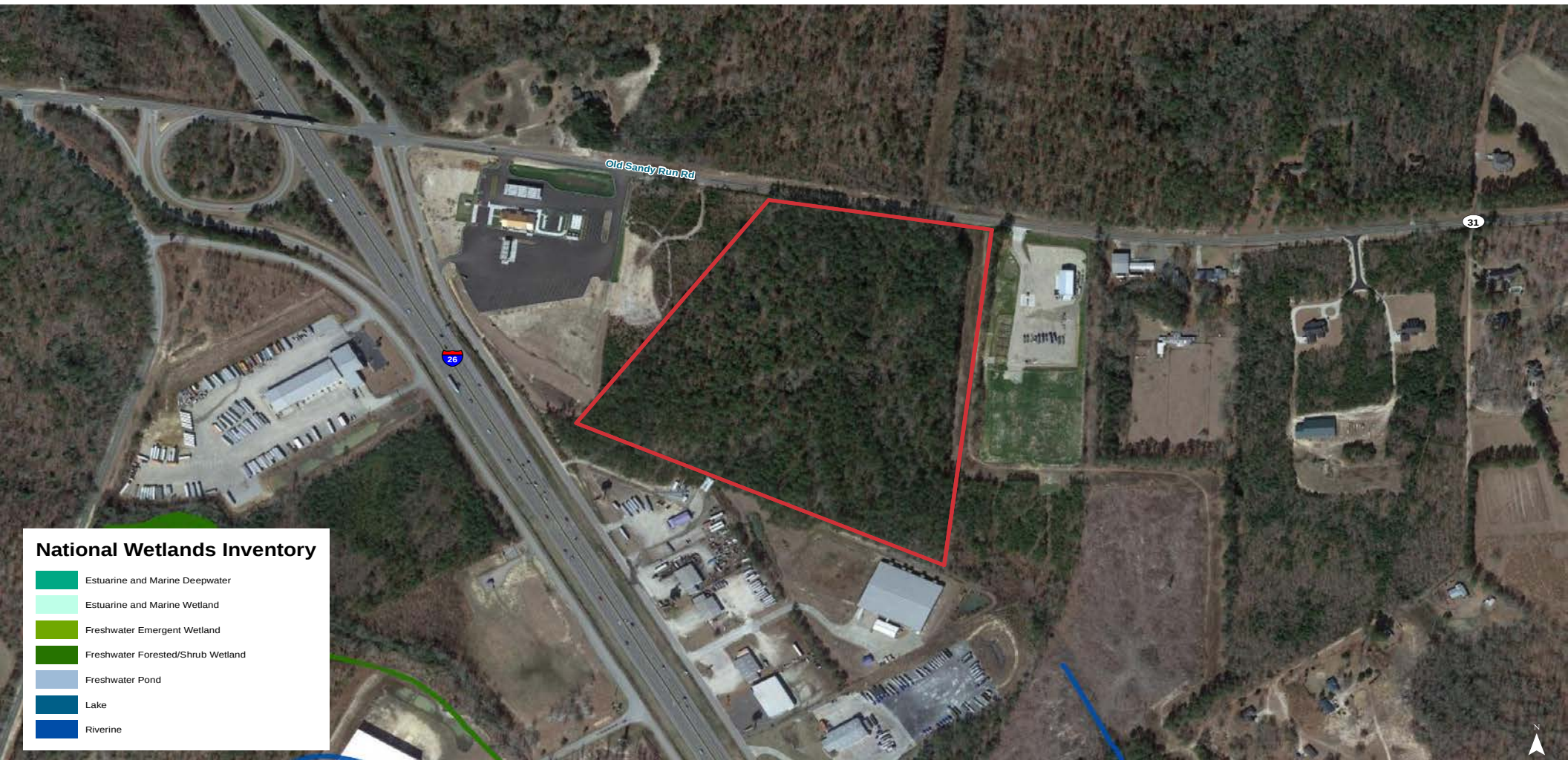


TOPOGRAPHICAL MAP

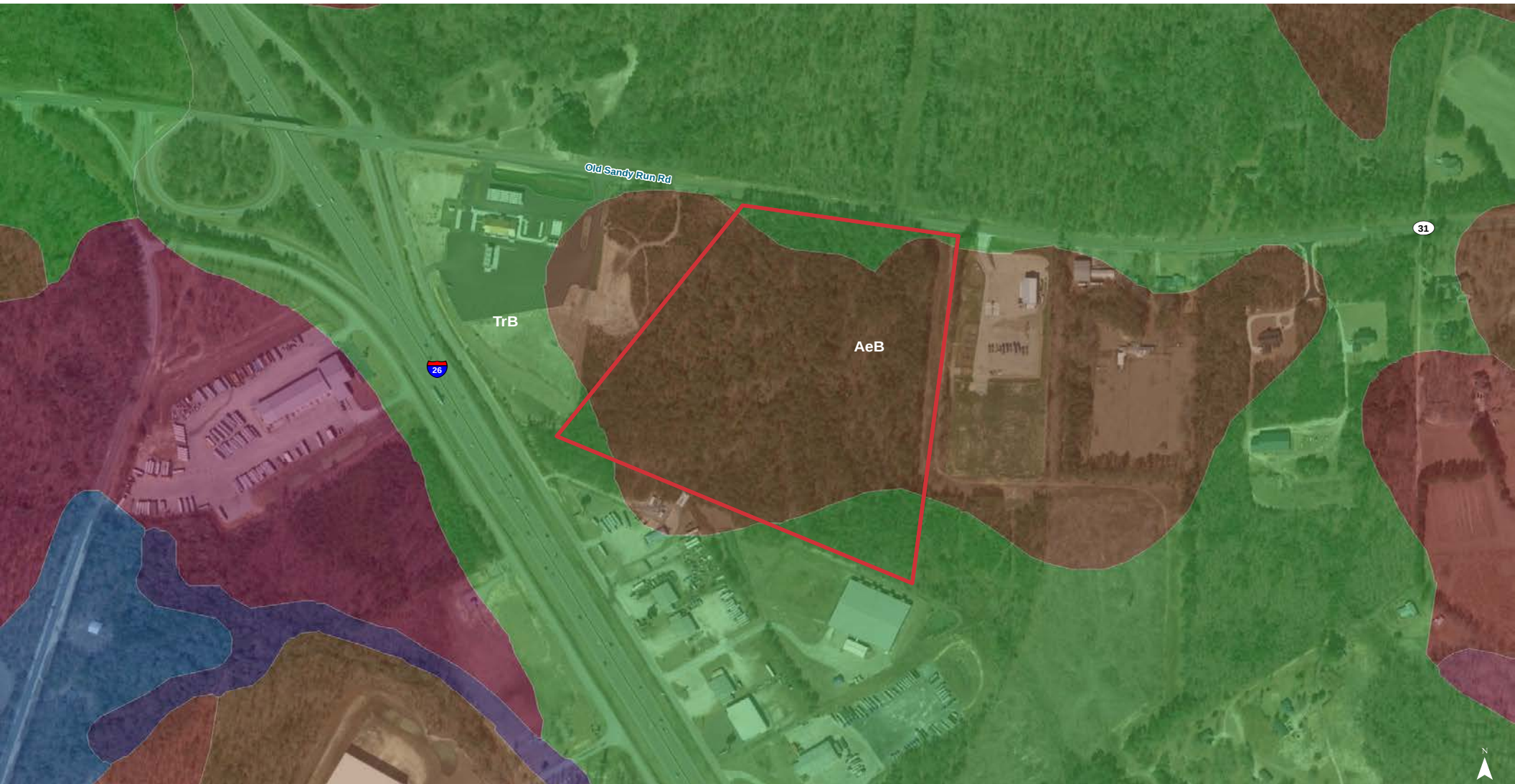




NATIONAL WETLANDS INV.



SOIL SURVEY



SOIL DESCRIPTION

Map Unit Description (Brief, Generated)

Calhoun County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: AeB - Ailey sand, 0 to 6 percent slopes

Component: Ailey (80%)

The Ailey component makes up 80 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains, sandhills. The parent material consists of sandy and/or 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 low. 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 4s. This soil does not meet hydric criteria.

Map unit: TrB - Troup coarse sand, 0 to 6 percent slopes

Component: Troup (80%)

The Troup component makes up 80 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains, 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 somewhat excessively 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. 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 3s. This soil does not meet hydric criteria.