For Sale

± 29.65 Acres

Development Tract

410 Cannon Bridge Road

Orangeburg, South Carolina

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410 Cannon Bridge Road

Orangeburg, South Carolina

For Sale

± 29.65 Acres

Development Tract

Property Highlights:

Approximately ±29.65 acre Development Tract for sale at 410 Cannon Bridge Road near Downtown Orangeburg, South Carolina. Excellent visibility along Cannon Bridge Road as there is approximately ±960 feet of road frontage, so Seller is open to subdividing depending on size and use. Well-located for Light Industrial and Commerical Uses.

Zoning:

Planned Development (PUD)
Will need to be rezoned with Orangeburg County.

Utilities:

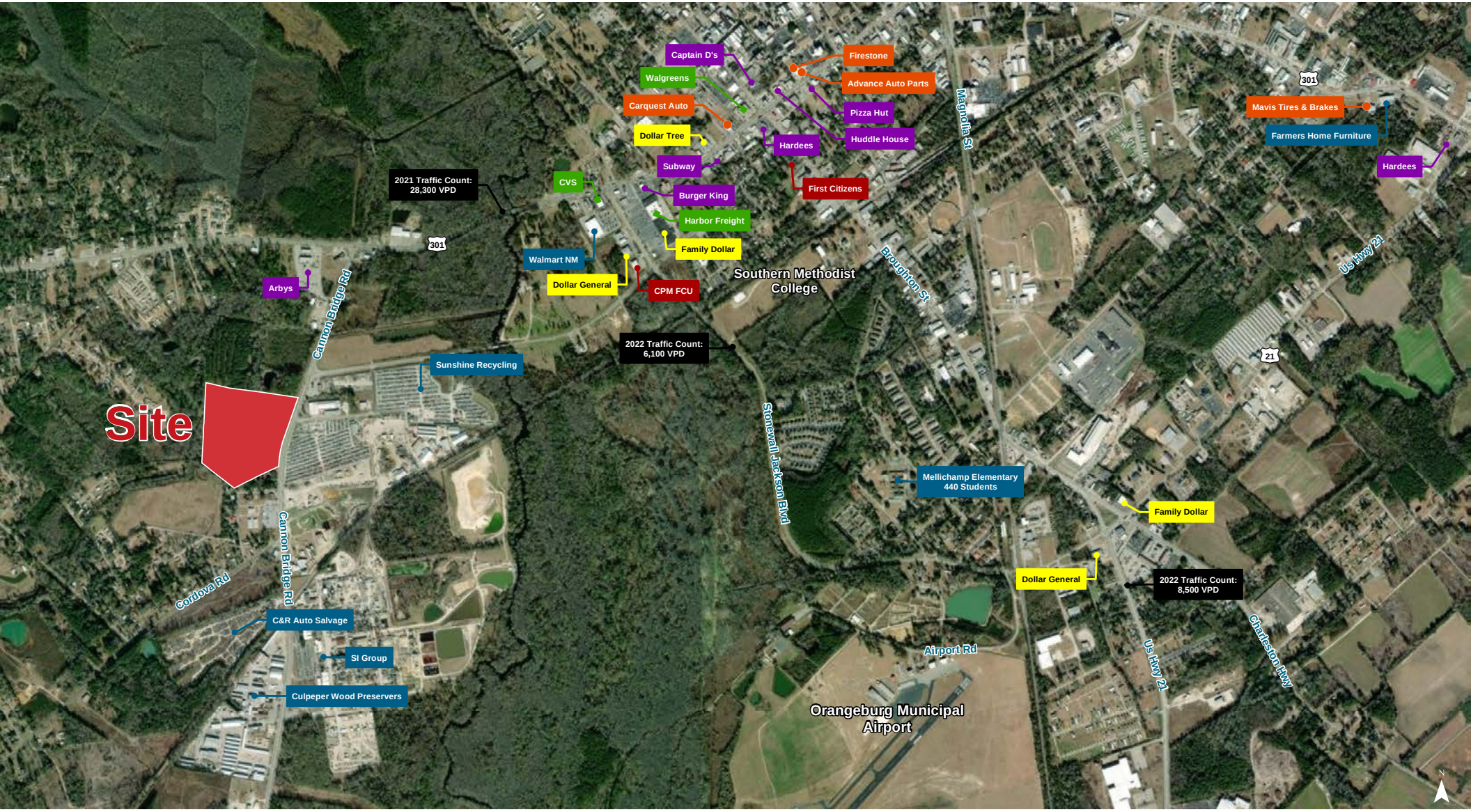
Water and Sewer available to site (Orangeburg Co DPU)
Purchaser's Engineer to verify location and availability

Sales Price: $299,900

NAI Columbia

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com

Points of Interest



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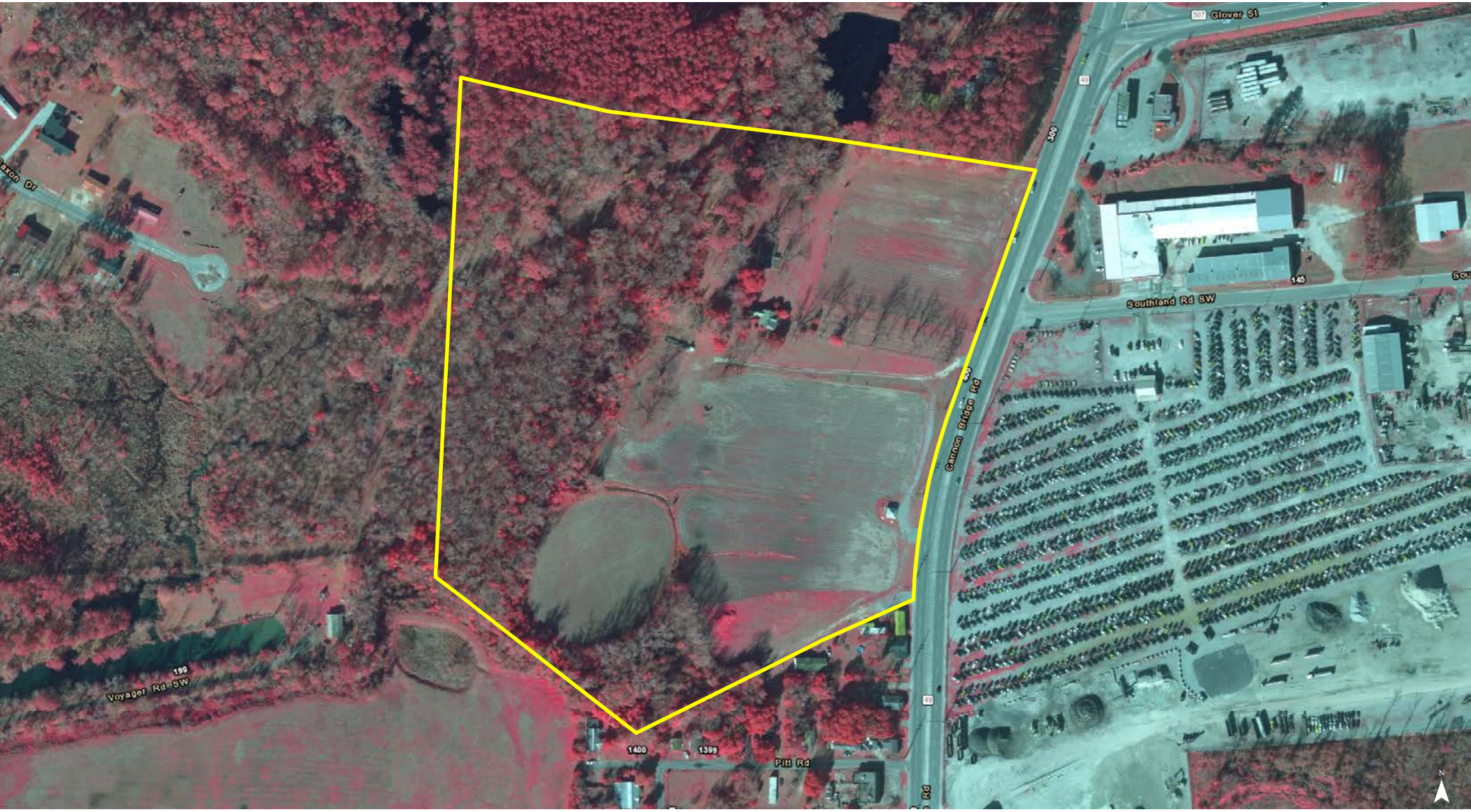
Location

Aerial

2020 Infrared



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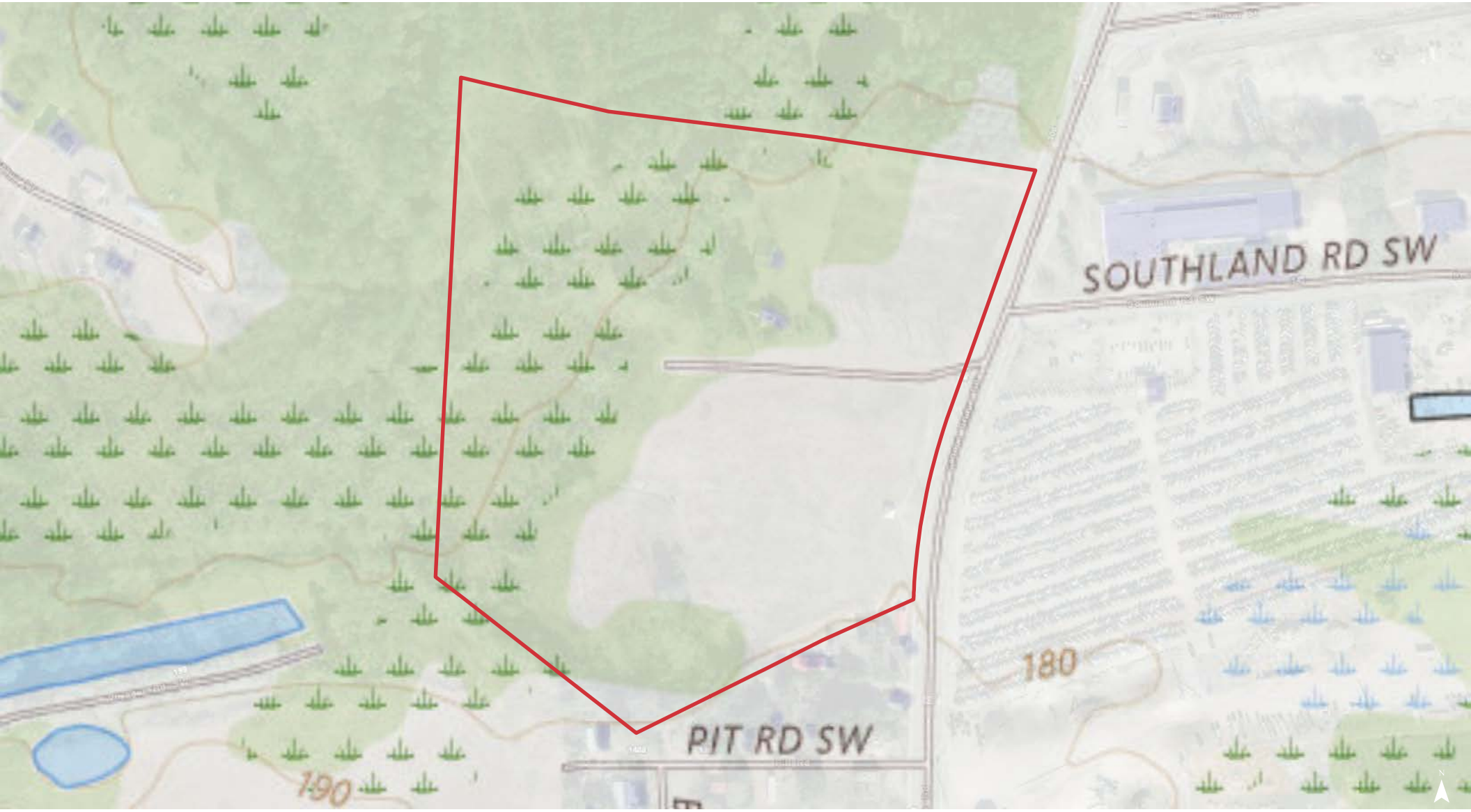
Topographical Map



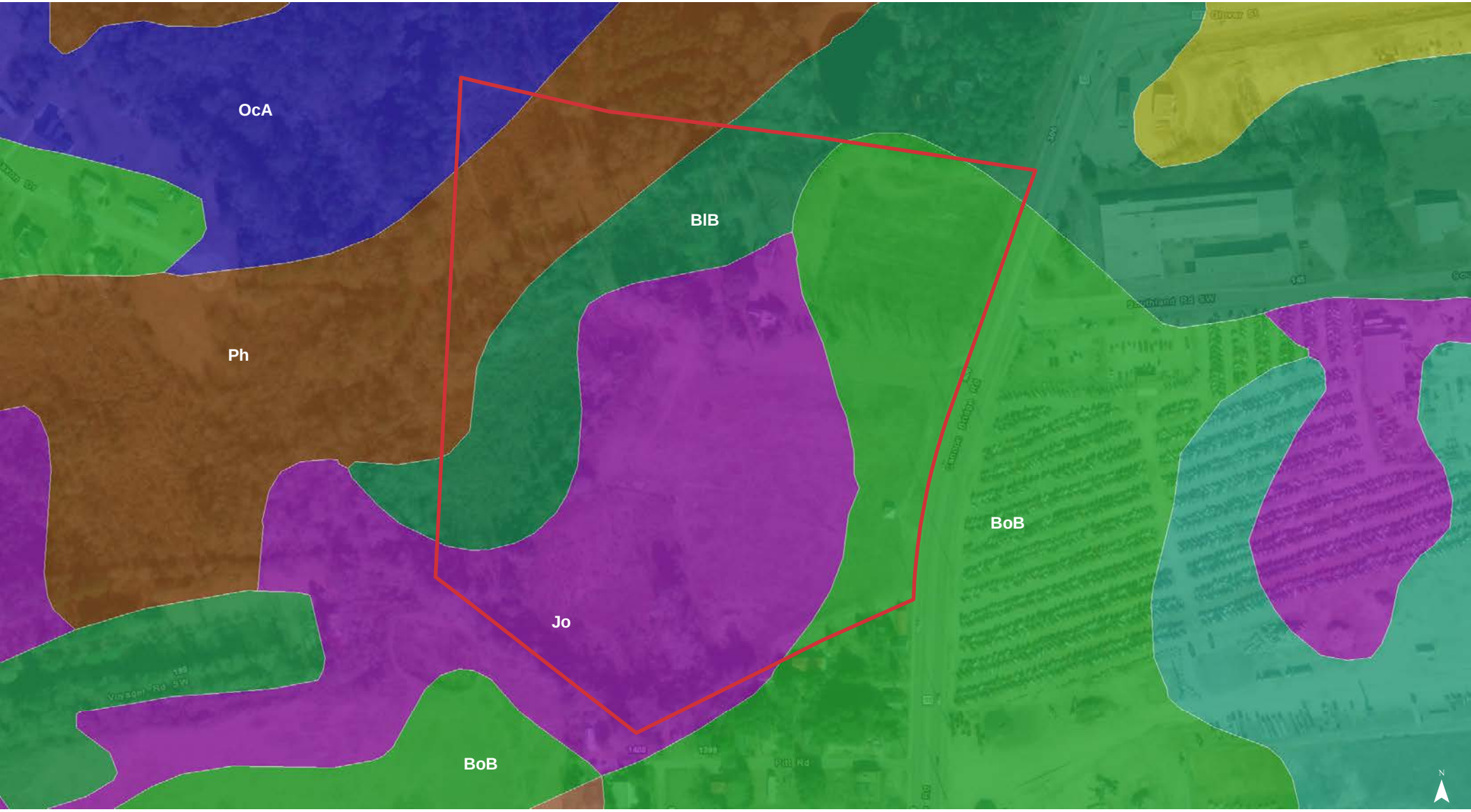
FEMA Flood Zones

National Wetlands Inv.

NAI Columbia

29.65 ± Acres
Cannon Bridge Rd., Orangeburg, SC 29115

Soil Survey



Map Unit Description (Brief, Generated)

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: BlB - Blanton sand, 0 to 6 percent slopes

Component: Blanton (100%)

The Blanton 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 sandy and/or 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 moderately high. Available water to a depth of 60 inches is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. This soil does not meet hydric criteria.

Map unit: BoB - Bonneau sand, 0 to 4 percent slopes

Component: Bonneau (90%)

The Bonneau component makes up 90 percent of the map unit. Slopes are 0 to 4 percent. This component is on marine terraces, 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 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 low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 42 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2s. This soil does not meet hydric criteria.

Map unit: Jo - Johns loamy sand

Component: Johns (96%)

The Johns component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on stream terraces, coastal plains. The parent material consists of loamy fluviomarine 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 low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: OcA - Ocilla loamy sand, 0 to 2 percent slopes

Component: Ocilla (97%)

The Ocilla component makes up 97 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, 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 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, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil does not meet hydric criteria.

Orangeburg County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Ph - Pelham loamy sand

Component: Pelham (100%)

The Pelham component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains, depressions. 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 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. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.