

## 2770 McCords Ferry Rd.

Eastover, South Carolina 29044

### Property Highlights

- 7.26 Acres
- Zoned General Commercial
- 665 +/- ft of frontage on McCord's Ferry Rd (Hwy 601)
- Existing building is an old motel
- High traffic count intersection with great visibility: Station #173 (Garners Ferry Rd) – 19,300 VPD; Station #201 (McCord's Ferry Rd) – 6,000 VPD

### For More Information

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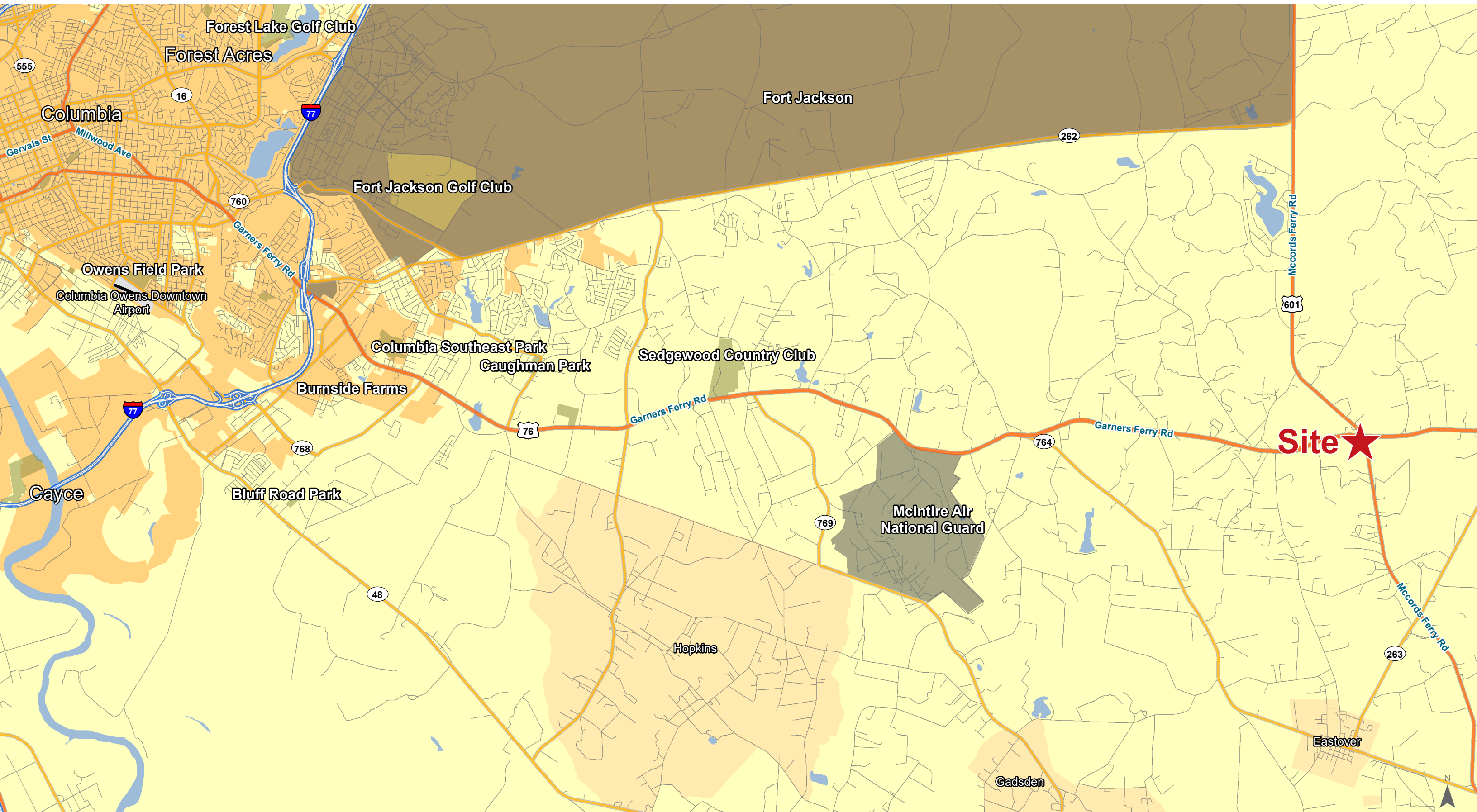
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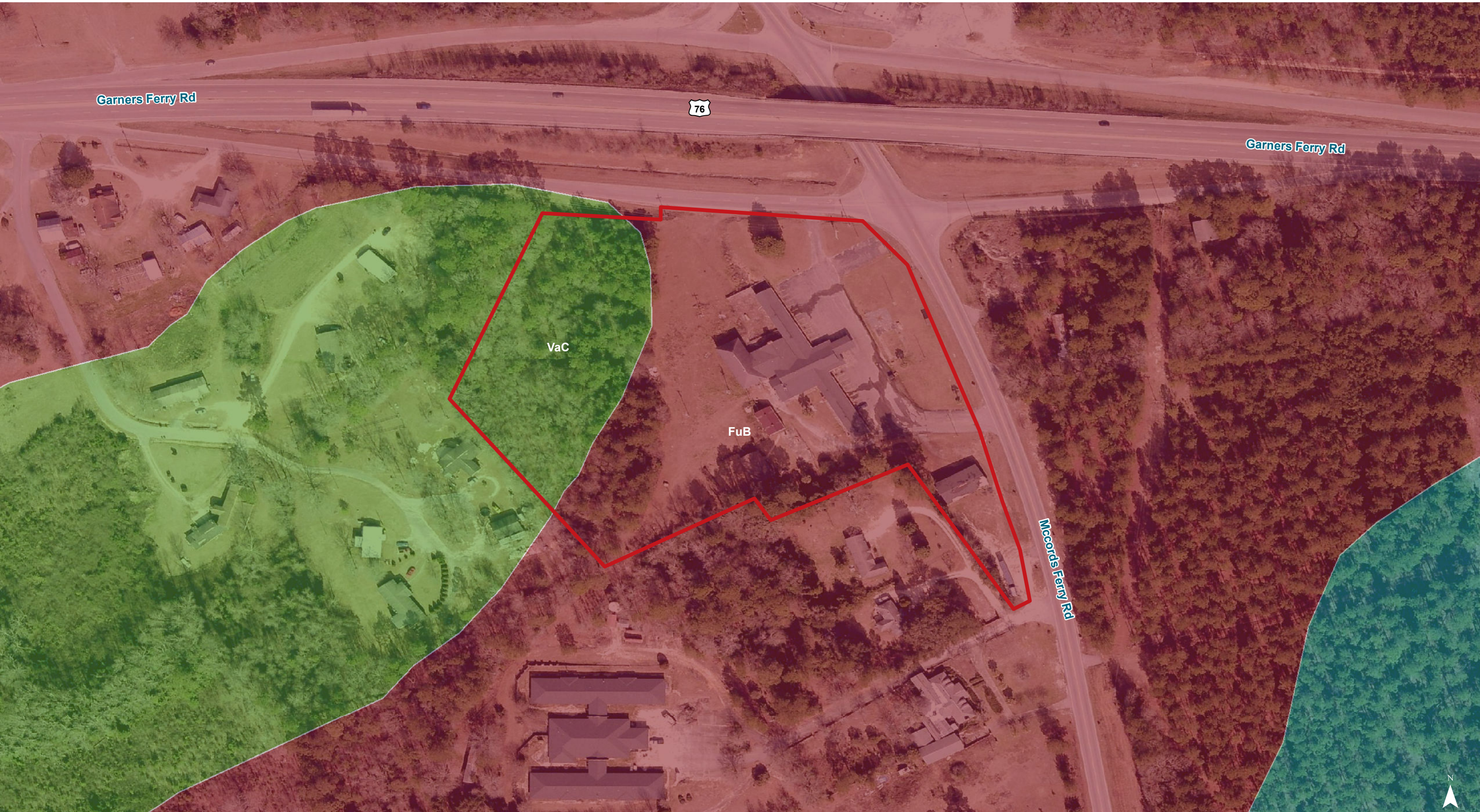


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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: FuB - Fuquay sand, 2 to 6 percent slopes

Component: Fuquay (100%)

*The Fuquay component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces on coastal plains. The parent material consists of plinthic 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. A seasonal zone of water saturation is at 60 inches during January, February, March. 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: VaC - Vaucluse loamy sand, 6 to 10 percent slopes

Component: Vaucluse (100%)

*The Vaucluse component makes up 100 percent of the map unit. Slopes are 6 to 10 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 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. 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 3e. This soil does not meet hydric criteria.*