

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

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

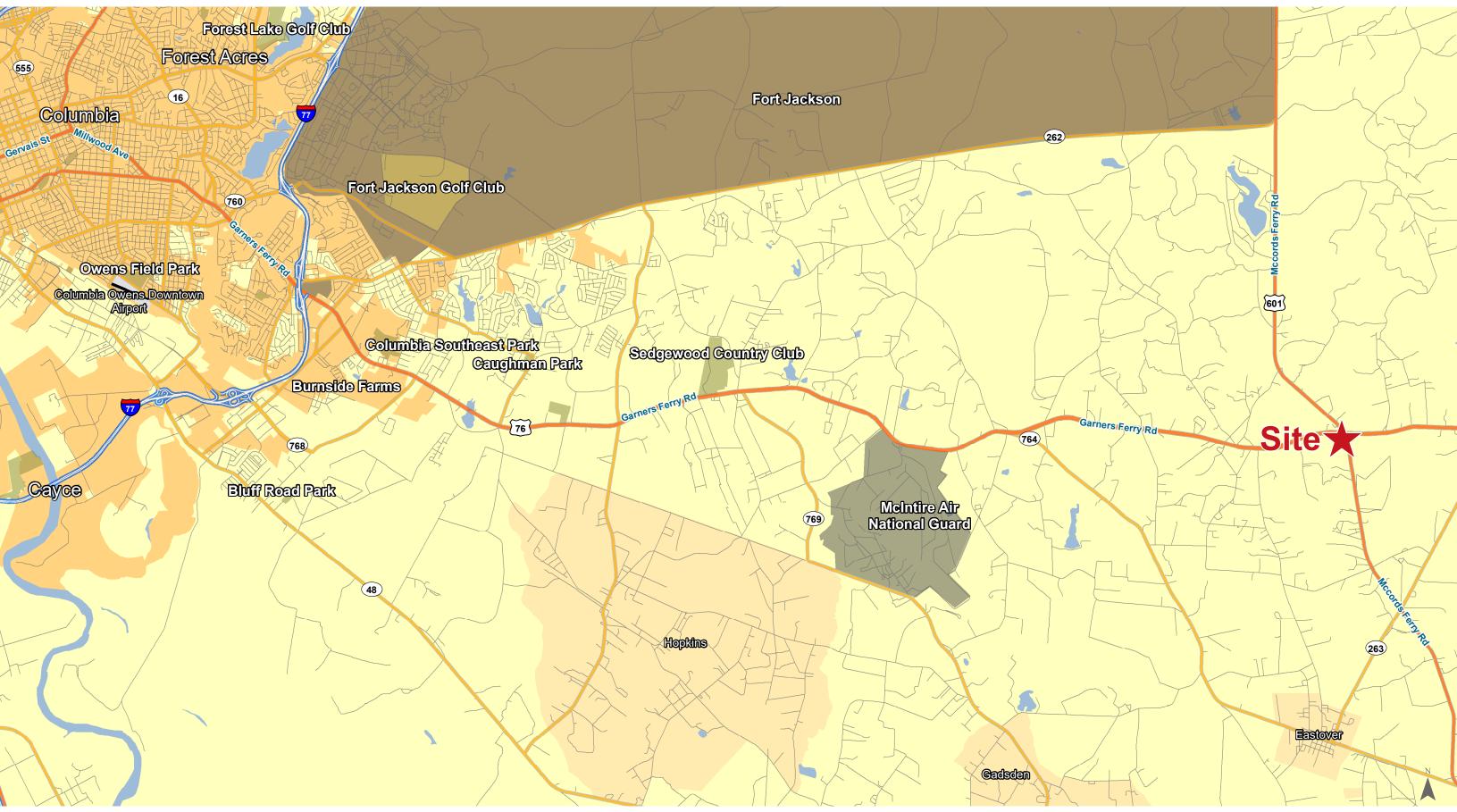
For Sale \$275,000 or \$35,438 / AC Commercial Land



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

807 Gervais Street, Suite 200 Columbia, SC 29201 803 254 0100 tel naicolumbia.com

Location



NColumbia

Map Updated: Thursday, December 3, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express write

of NAI Columbia.

7.26 ± Acres 2770 McCords Ferry Rd., Eastover, SC 29044

Aerial





ber 4, 2020. This

d is not au

VAI Columbia.

7.26 ± Acres 2770 McCords Ferry Rd., Eastover, SC 29044

2006 Infrared





ber 4, 2020. This i

sent of NAI Columbia.

7.26 ± Acres 2770 McCords Ferry Rd., Eastover, SC 29044

Topographical Map

er 4, 2020. This





NAI Columbia.

FEMA Flood Zones

76

MINIMAI

Garners Ferry Rd

SPECIAL FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard Zone A, AE, A98, AO, AH, AR, V, VE

🕖 Regulatory Floodway

THER.	AREAS OF FLOOD HAZARD
	0.2% Annual Chance Flood Hazard Zone X
	Entropy Constitions 196 Annual

 Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee Zone X

Areas Outside the 0.2% Annual Chance Floodplain Zone X Areas of Undetermined Flood Hazard Zone D

CROSS SECTIONS & BFES

A SHARE HAVE AND



nher 4 2020 This

-



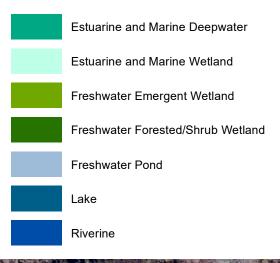
VAI Columbia.

7.26 ± Acres 2770 McCords Ferry Rd., Eastover, SC 29044

National Wetlands Inv.

76

National Wetlands Inventory



Garners Ferry Rd





VAI Columbia.

7.26 ± Acres 2770 McCords Ferry Rd., Eastover, SC 29044







Map Updated: Friday, December 4, 2020. This information submitted is not g

ced in whole or in part without the express written consent of NAI Columbia.

7.26 ± Acres 2770 McCords Ferry Rd., Eastover, SC 29044

Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

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

Component: Fuquay (100%)

The Fuguay 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.

