

PRICE REDUCED

NAI Columbia

For Sale

±32.7 AC

Commercial & Industrial Land



Old Sandy Road

Gaston, South Carolina

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Old Sandy Run

Gaston, South Carolina

For Sale

±32.7 AC

Commercial & Industrial Land

Property Features

- ±32.7 Acres near Gaston, SC
- Located at Old Sandy Run Rd. and I-26 (Exit 125)
- Across I-26 from the Calhoun County Industrial Park
- ±18 Miles Southeast of Downtown Columbia
- Property is Zoned for Commercial and Industrial Uses (CC & IND SR)
- Approximately ±815 ft of road frontage on Old Sandy Run
- Traffic Counts: I-26 - 61,100 VPD (Station 09-2155) & Old Sandy Run Road - 2,000 VPD (Station 09-0293)
- Interstate visibility
- Water & Sewer available. Location & availability to be confirmed by Purchaser's Engineer
- Sale Price: ~~\$891,075~~ \$825,000



Points of Interest



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Location



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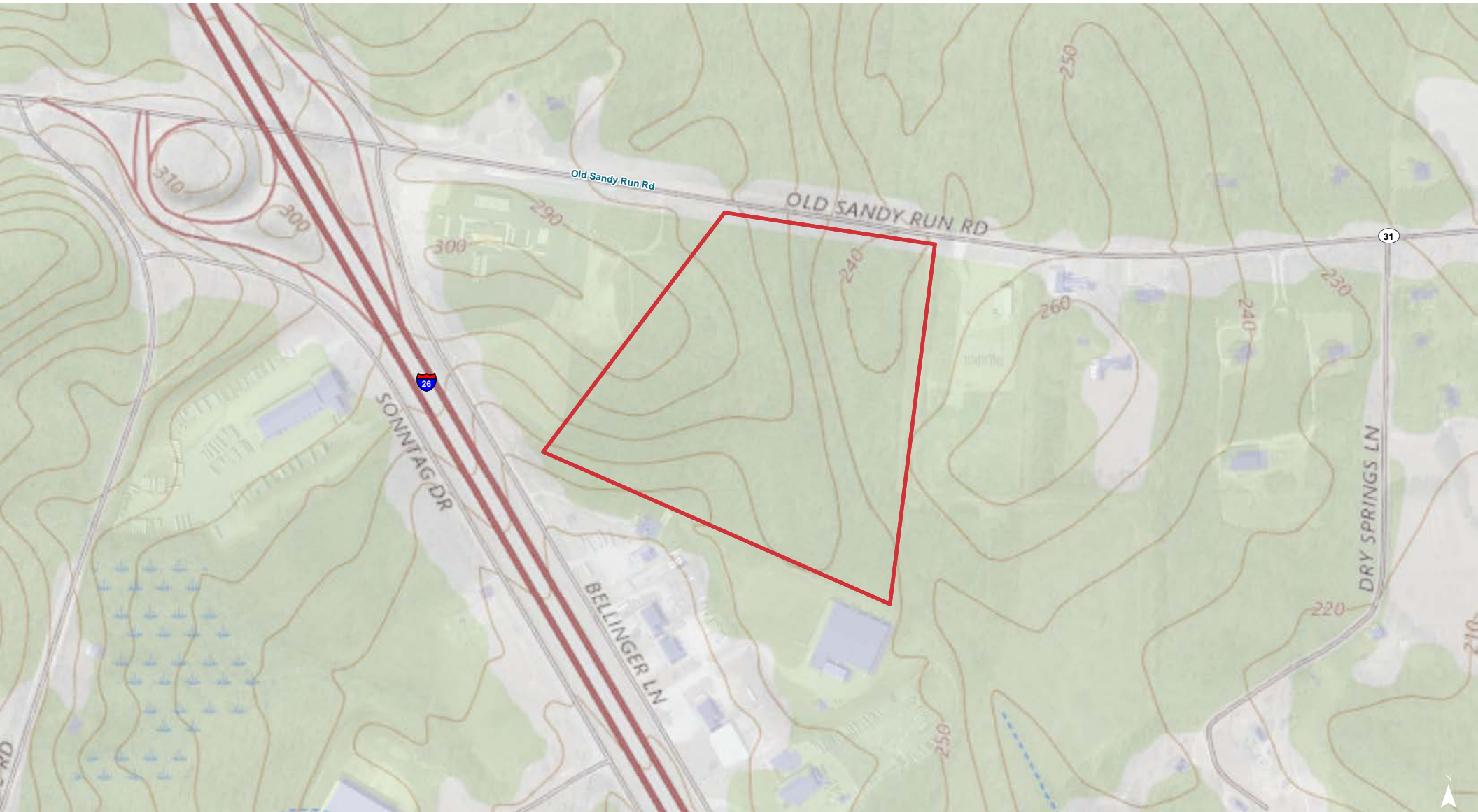


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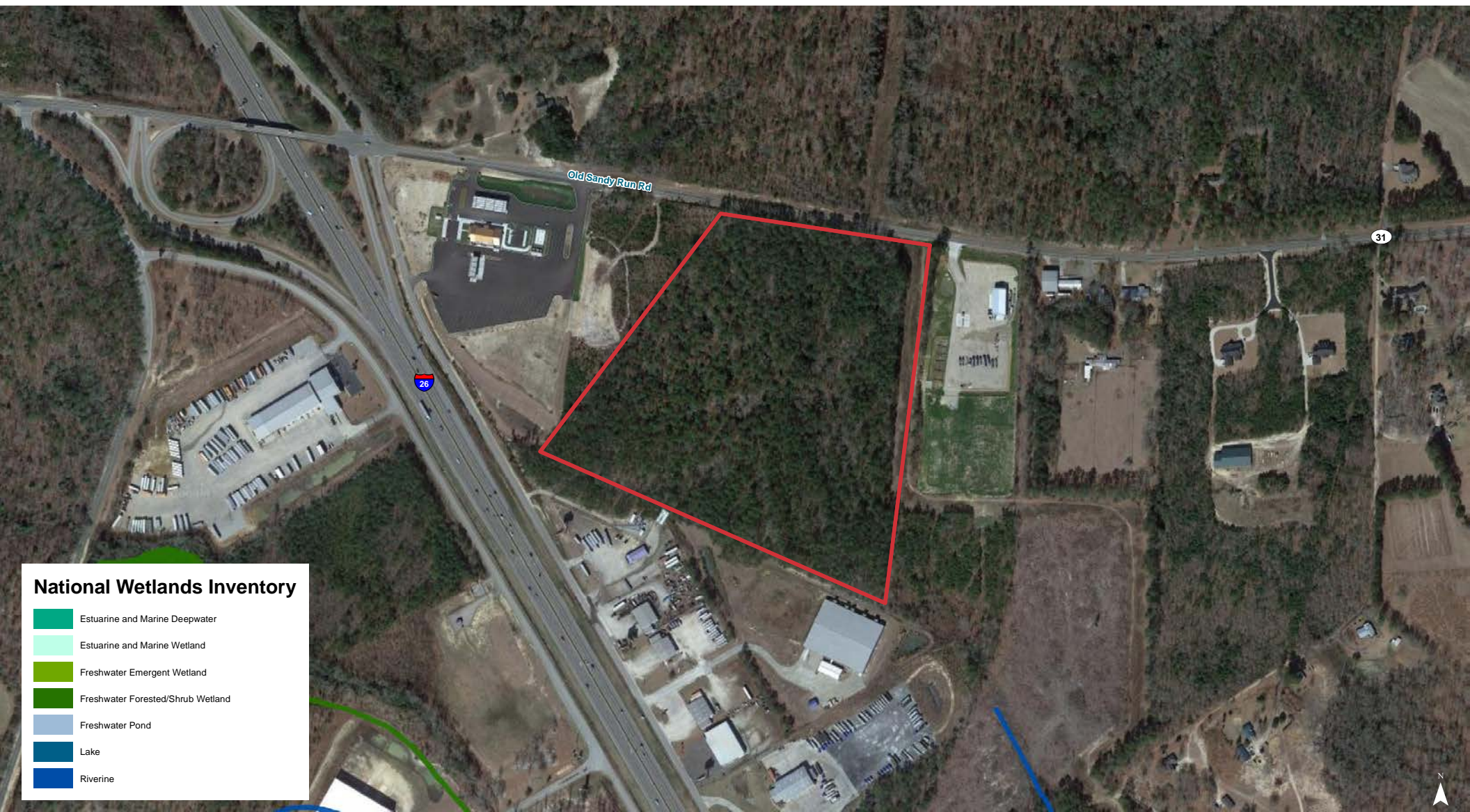
Topographical Map

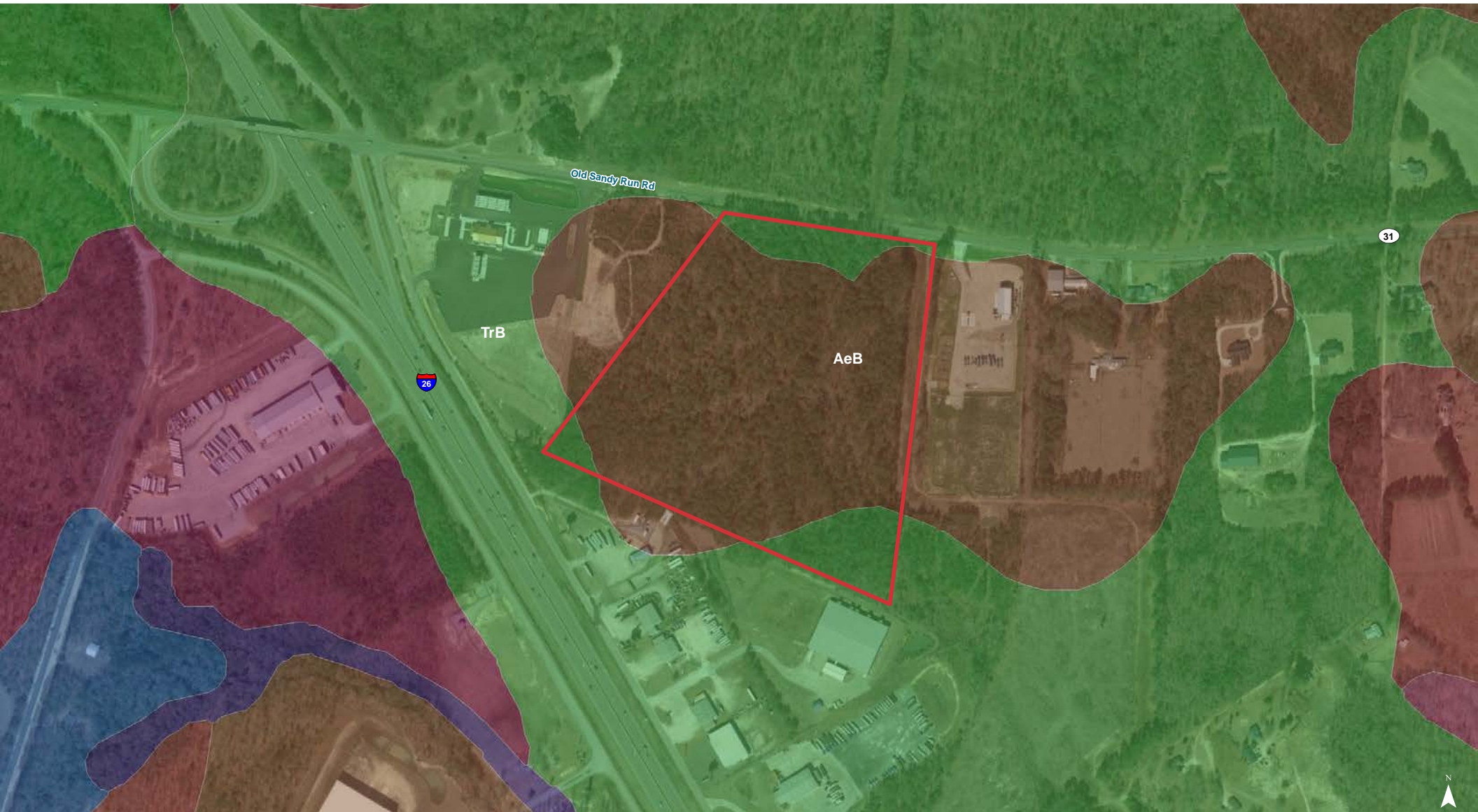


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FEMA Flood Zones







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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.