

For Sale
±11.59 AC
Industrial Land



I-26 and Old Dunbar Road

West Columbia, South Carolina

NAIColumbia

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Property Features

- ±11.59 acres at I-26, Old Dunbar Road and Kinsler Drive
- Good I-26 and Old Dunbar Road visibility
- All utilities are nearby and seemingly available. It is the responsibility of the purchaser to determine location and availability
- Zoning: M-1, City of Cayce
- Graded and recently grassed
- Partial Stormwater Retention Pond
- Approximately 8 usable acres
- Sales Price: \$525,000 (\$45,298/acre)
- Approximately 700' of I-26 frontage



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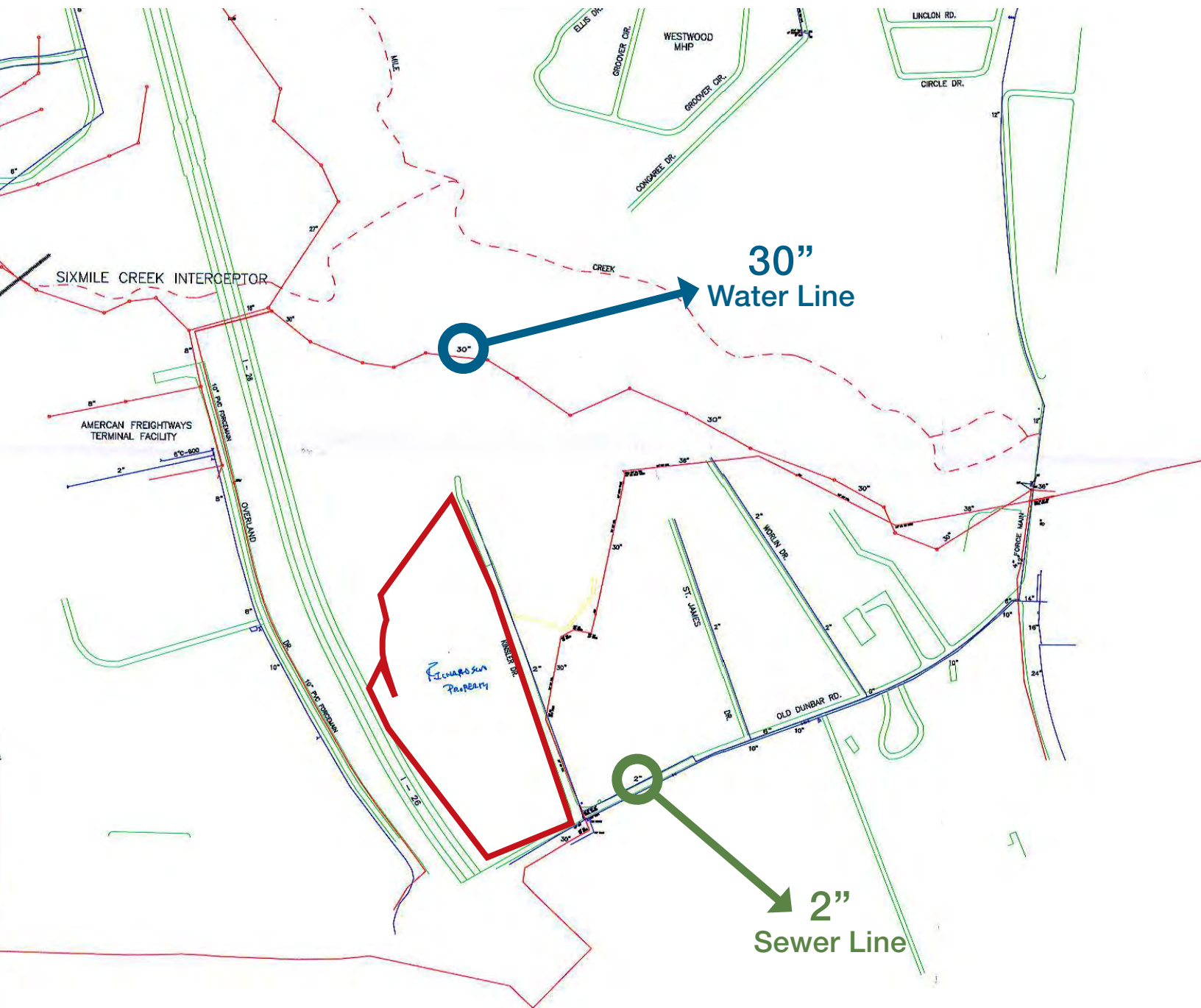


I-26 and Old Dunbar Road

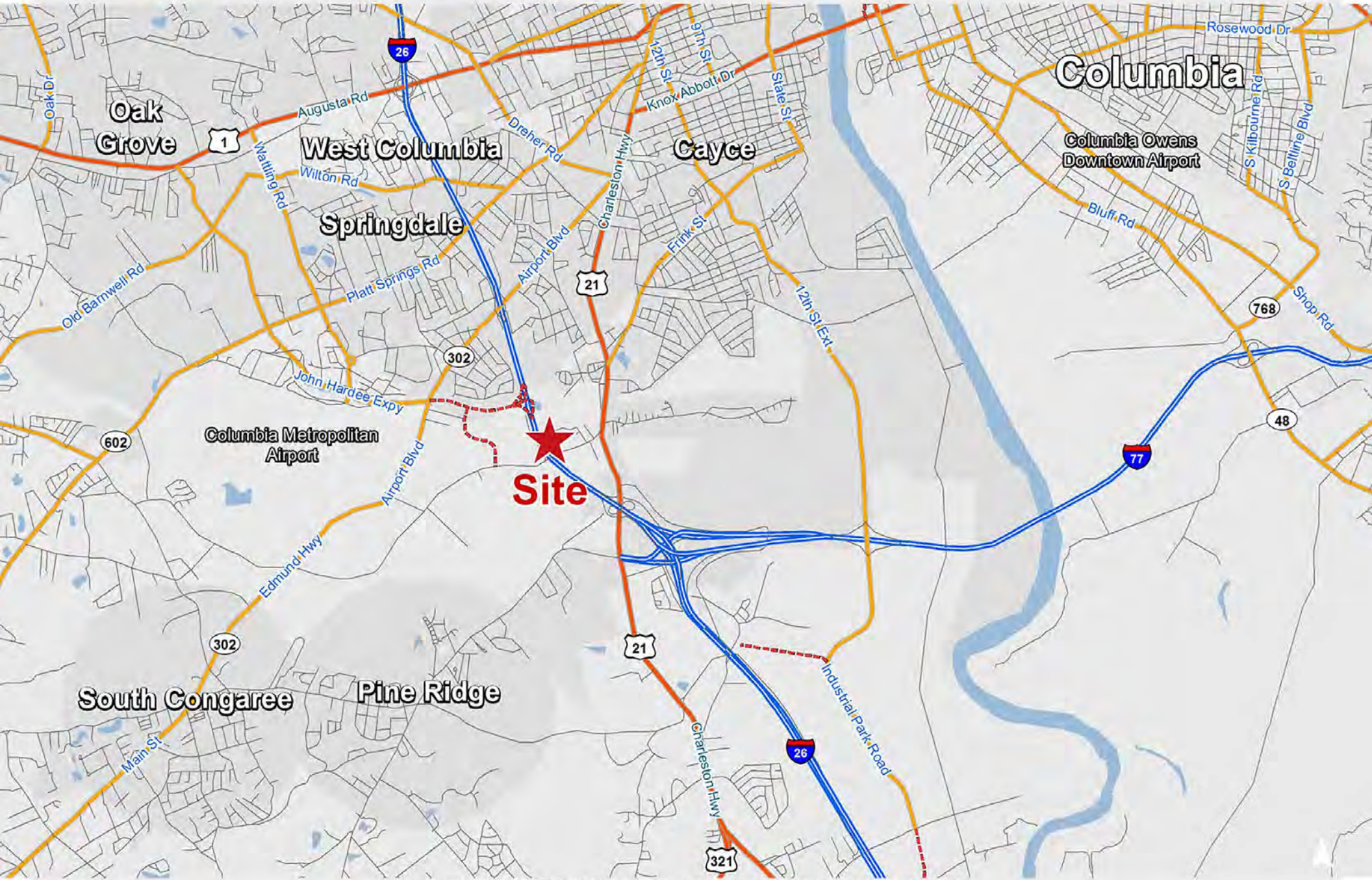
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Utilities



Location



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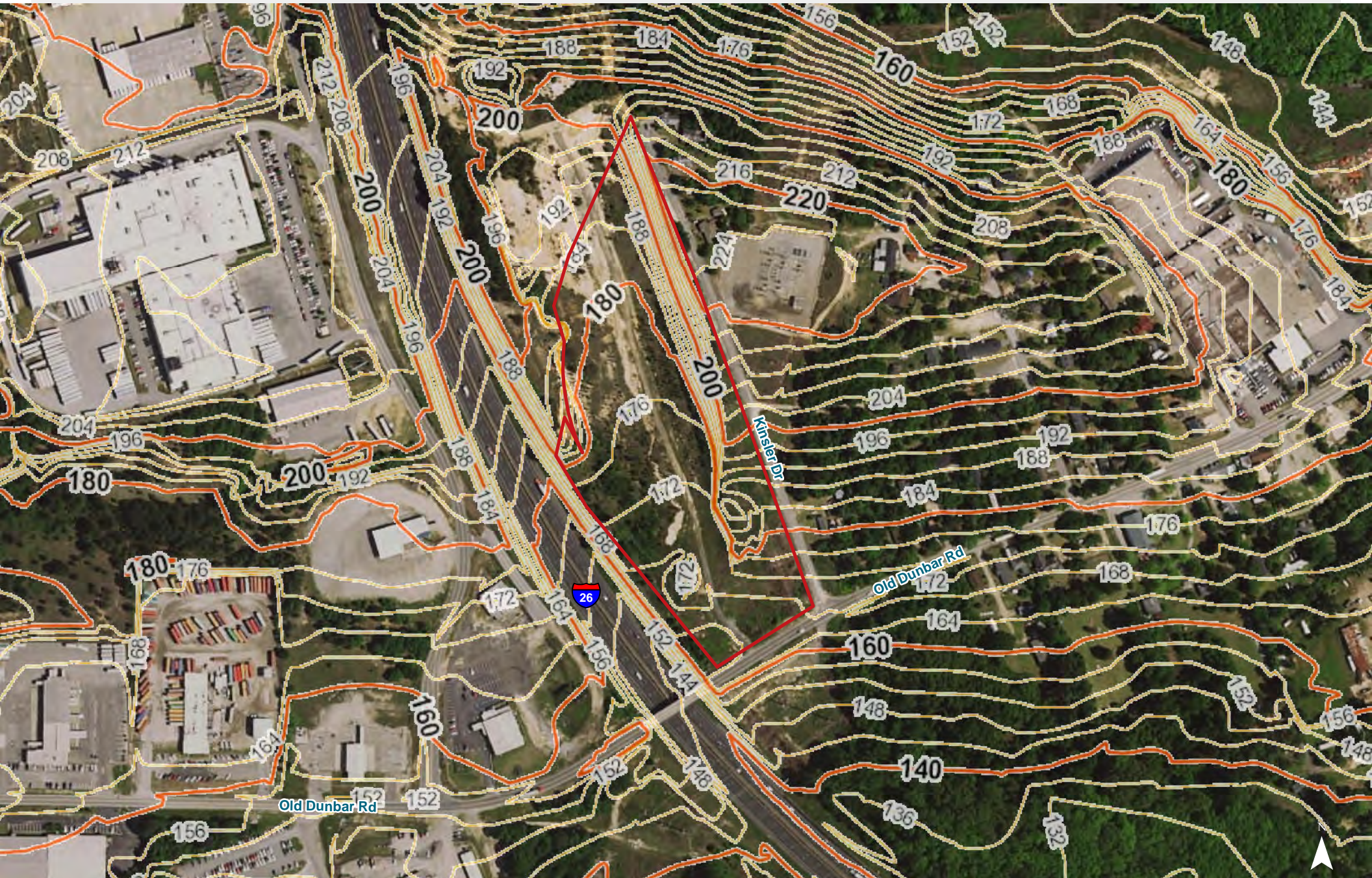


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Topographical Map: 4' Contours



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FEMA National Flood Hazard Layer



SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard Zone AE, A99, A99-A, A99-B, A99-C, A99-D, A99-E
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard Zone X
- 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

- 18.2, 17.8 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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National Wetlands Inventory



National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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Soil Survey



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Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: LAB - Lakeland soils, undulating

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces on sandhills. The parent material consists of sandy marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is 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 2 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Demographic Profile

Old Dunbar Road and I-26 - West Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	1,378	19,121	67,535	2018 Estimate	\$43,556	\$47,111	\$45,001
2018 Estimate	1,627	21,579	75,837	2023 Projection	\$50,000	\$52,630	\$51,248
2023 Projection	1,810	23,111	81,694	Average Household Income			
% Chg. 2018-2023	11.2%	7.1%	7.7%	2018 Estimate	\$57,120	\$60,709	\$58,988
Households				2023 Projection	\$65,131	\$69,324	\$67,272
2010 Census	648	8,168	27,802	Per Capita Household Income			
2018 Estimate	757	9,121	31,137	2018 Estimate	\$24,610	\$25,560	\$24,588
2023 Projection	839	9,734	33,604	2023 Projection	\$27,969	\$29,071	\$27,994
Families				2018 Household Income Dist.			
2010 Census	391	5,094	15,582	Less than \$15,000	11.0%	10.7%	14.5%
2018 Estimate	442	5,599	16,897	\$15,000 - \$24,999	9.0%	10.5%	11.1%
2023 Projection	486	5,941	17,956	\$25,000 - \$34,999	17.8%	11.4%	12.3%
2018 Age Dist.				\$35,000 - \$49,999	18.8%	20.3%	16.4%
0 - 4	5.7%	5.4%	5.5%	\$50,000 - \$74,999	14.3%	20.0%	18.8%
5 - 9	5.8%	5.5%	5.4%	\$75,000 - \$99,999	14.5%	12.1%	12.0%
10 - 14	5.5%	5.3%	5.0%	\$100,000 - \$149,999	11.5%	11.2%	10.3%
15 - 19	4.9%	5.1%	6.3%	\$150,000 - \$199,999	3.3%	2.1%	3.0%
20 - 24	5.4%	5.8%	12.7%	\$200,000 and Up	0.0%	1.7%	1.6%
25 - 34	15.8%	14.3%	15.1%	2018 Dist. by Race & Ethnicity			
35 - 44	11.9%	12.3%	11.8%	White Alone	70.1%	70.1%	69.1%
45 - 54	12.8%	12.9%	11.3%	Black Alone	20.9%	21.8%	20.2%
55 - 64	14.0%	14.2%	11.6%	American Indian Alone	0.6%	0.6%	0.5%
65 - 74	10.7%	11.0%	8.6%	Asian Alone	2.6%	1.6%	2.3%
75 - 84	5.3%	6.0%	4.5%	Pacific Islander Alone	0.2%	0.1%	0.1%
85+	2.1%	2.1%	2.1%	Some Other Race Alone	2.6%	3.3%	5.3%
Median Age				Two or More Races	2.9%	2.5%	2.6%
2010 Census	41.1	40.3	33.4	Hispanic Origin (Any Race)	4.7%	6.3%	9.3%
2018 Estimate	40.6	41.8	34.9	2018 Housing Data			
2023 Projection	40.7	42.4	35.9	Owner Occ. Housing Units	453	5,855	17,445
Average Household Size				Renter Occ. Housing Units	305	3,267	13,692
2010 Census	2.13	2.34	2.35	2018 Business Data			
2018 Estimate	2.15	2.36	2.37	Total Businesses:	123	1,022	3,282
2023 Projection	2.16	2.37	2.37	Total Employees:	2,532	19,960	52,126