# For Sale Industrial 90,000 SF

# 2051 Congaree Road

769

Eastover, South Carolina 29044

## **Property Highlights**

- 90,000 SF industrial/covered shed on 20.96/- acres in Eastover, SC
- 9,200 SF of office space
- Former steel manufacturing plant
- Zoned R-U with a possibility of Heavy Industrial in Richland County
- 2,200 VPD (Station 297) on Congaree Road

OFFERING SUMMARY		
ale Price	\$500.000	

Sale Price	\$500,000
Lot Size	20.96 Acres
Building Size	90,000 SF

DEMOGRAPHICS				
Stats	Population	Avg. HH Income		
1 Mile	312	\$63,669		
5 Miles	8,350	\$61,233		
10 Miles	38,527	\$57,302		

# For more information

#### Mike Johnson O: 803 744 9829

mjohnson@naicolumbia.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, werranky or gresenstation about it it is submitted subject to the possibility of errors, onisisions, change of prices, rental or other conditions, provide use, lease of inhancing, or withindwark 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 lead 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



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# **N**Columbia

 $\begin{array}{c} 20.96 \pm \text{Acres} \\ \text{2051 Congaree Rd., Columbia, SC 29044} \end{array}$ 





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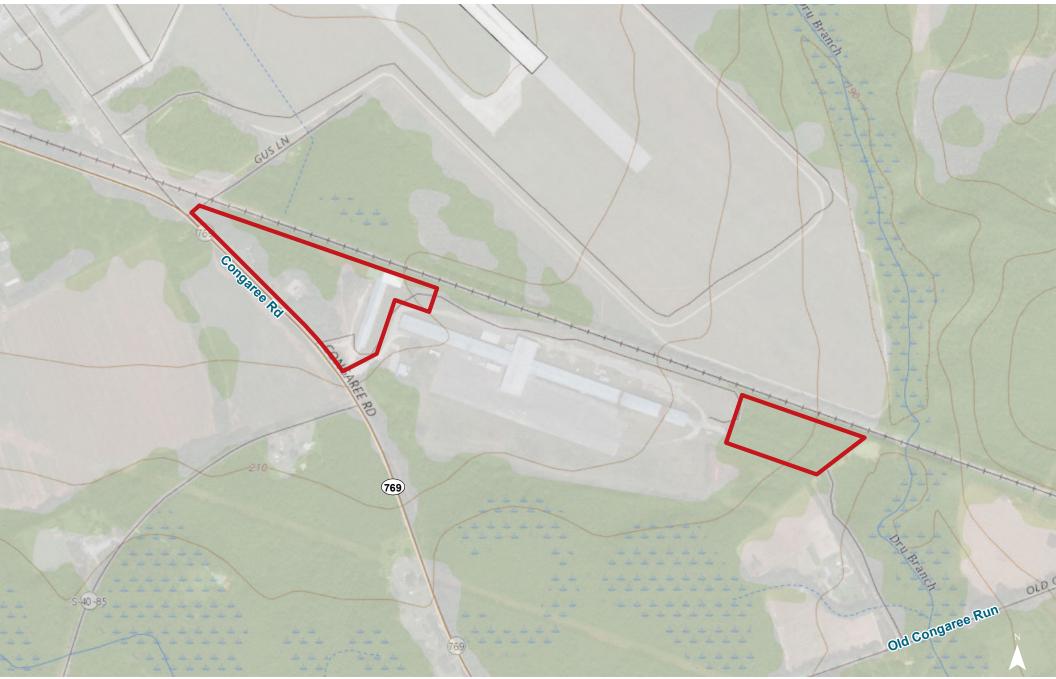
## 2006 Infrared



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# Topographical Map



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20.96 ± Acres 2051 Congaree Rd., Columbia, SC 29044

### FEMA National Flood Hazard Layer

19 AFEO

LOOD HAZA

769

MINIMAL

#### SPECIAL FLOOD HAZARD AREAS

1% Annual Chance Flood Hazard Zone A, AE, A99, A.O, AR, AR, V. VE

🥖 🥂 Regulatory Floodway

OTHER /	REAS OF FLOOD HAZARD	
	0.2%: Annual Chance Flood Hazard Zone X	
1112	Future Conditions 1% Annual Chance Flood Hazard Zore X	
111	Area with Reduced Flood Risk due to Levee Zare X	
NO SCREEN	Areas Outside the 0.2% Annual Chance Floodplain Zone $\chi$	
	Areas of Undetermined Flood Hazard Zone D	j
CROSS S	SECTIONS & BFES	
(E) <u>-18.2</u>	Cross Sections with 1% Annual Chance Water Surface Elevation	
(8)	Coastal Transect	
	Coastal Transect Baseline	

Coastal Transect Coastal Transect Baseline Profile Baseline Base Flood Elevation



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Old Conferes Run

### National Wetlands Inventory

#### **National Wetlands Inventory**



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769



Old Concerso Sun

## Soil Survey



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20.96 ± Acres 2051 Congaree Rd., Columbia, SC 29044

#### Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: Cx - Coxville fine sandy loam

**Component:** Coxville (100%)

The Coxville component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, flats, marine terraces on coastal plains. The parent material consists of clayey 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 high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: NoA - Norfolk loamy sand, 0 to 2 percent slopes

**Component:** Norfolk (90%)

The Norfolk component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces on 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 48 inches during January, February, March. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Map unit: NoB - Norfolk loamy sand, 2 to 6 percent slopes

**Component:** Norfolk (90%)

The Norfolk component makes up 90 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 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 48 inches during January, February, March. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.



#### Map Unit Description (Brief, Generated)

Richland County, South Carolina

**Map unit:** ObA - Orangeburg loamy sand, 0 to 2 percent slopes

**Component:** Orangeburg (100%)

The Orangeburg component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces on 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. 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 1. This soil does not meet hydric criteria.

**Map unit:** ObB - Orangeburg loamy sand, 2 to 6 percent slopes

**Component:** Orangeburg (100%)

The Orangeburg 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 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. 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 2e. This soil does not meet hydric criteria.

Map unit: Ra - Rains sandy loam

**Component:** Rains (100%)

The Rains component makes up 100 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, flats, marine terraces on 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 poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 0 inches during January, February, March, April, November, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.



#### Map Unit Description (Brief, Generated)

Richland County, South Carolina

Map unit: Ud - Udorthents

**Component:** Udorthents (100%)

The Udorthents component makes up 100 percent of the map unit. Slopes are 0 to 10 percent. This component is on leveled land. The parent material consists of loamy marine deposits and clayey residuum. 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 low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. 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 0 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

