

For Sale  
Commercial Lots

## 76 Business Park

Columbia, South Carolina

### Property Features

Located in the Irmo/St. Andrews submarket of Richland County, these commercial lot offerings are located in the 76 Business Park along U.S. 76/Broad River Road at Ministry Drive in the Dutch Fork Area of Greater Columbia, SC. The site is 1.34 miles from I-26, 2.2 miles from SC 60/Lake Murray Boulevard, and 2.25 miles from SC 6.

- Zoning: C-3 (General Commercial)
- Water and sewer available
- 3 lots available:
  - Lot 27: **UNDER CONTRACT**
  - Lot 28: ±22,785 SF **\$79,750**
  - Lot 29: ±21,133 SF **\$74,000**

For more information:

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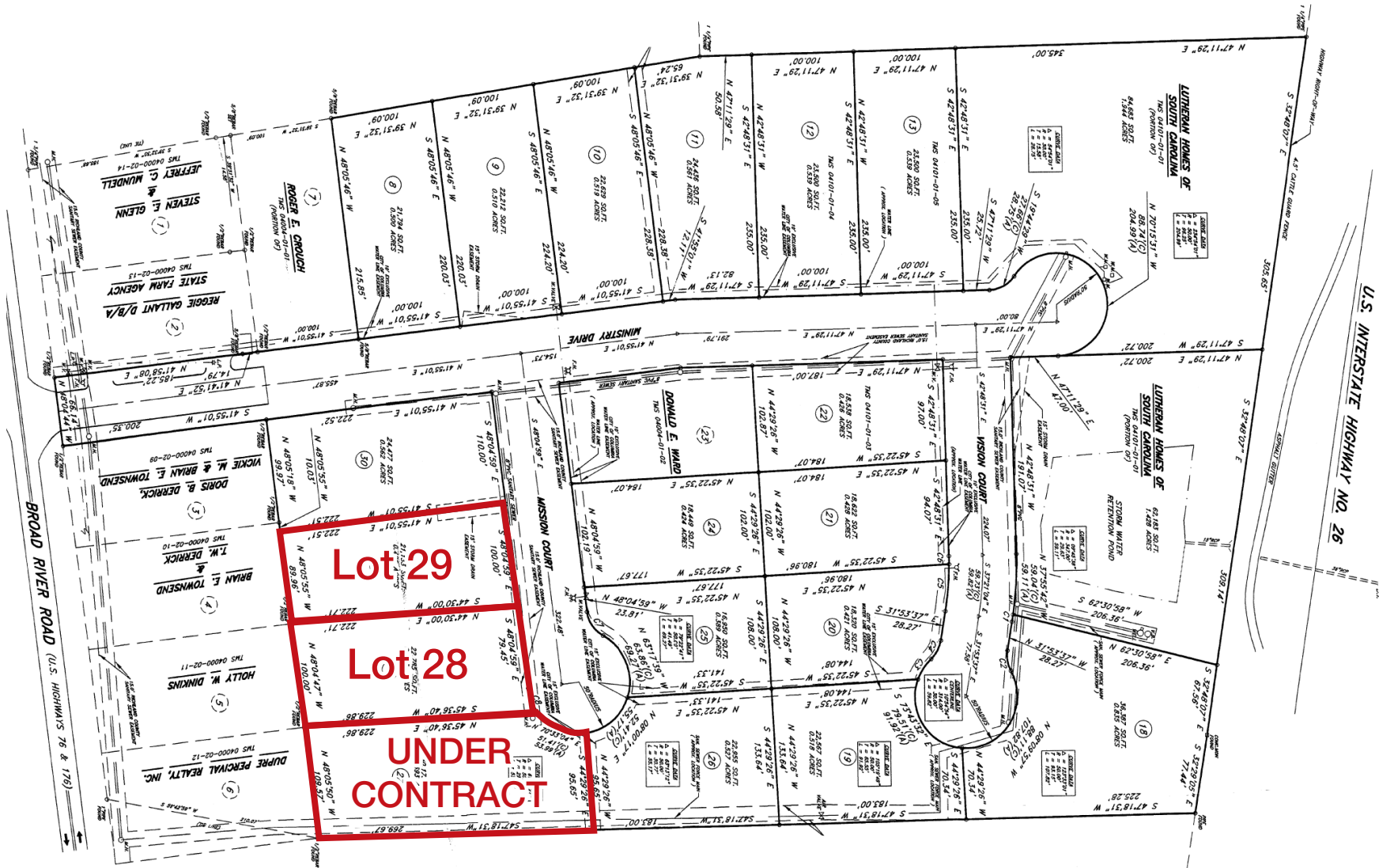




# 76 Business Park

Columbia, South Carolina

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Location



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# 76 Business Park

	410 Mission Ct
	420 Mission Ct
	430 Mission Ct
	76 Business Park



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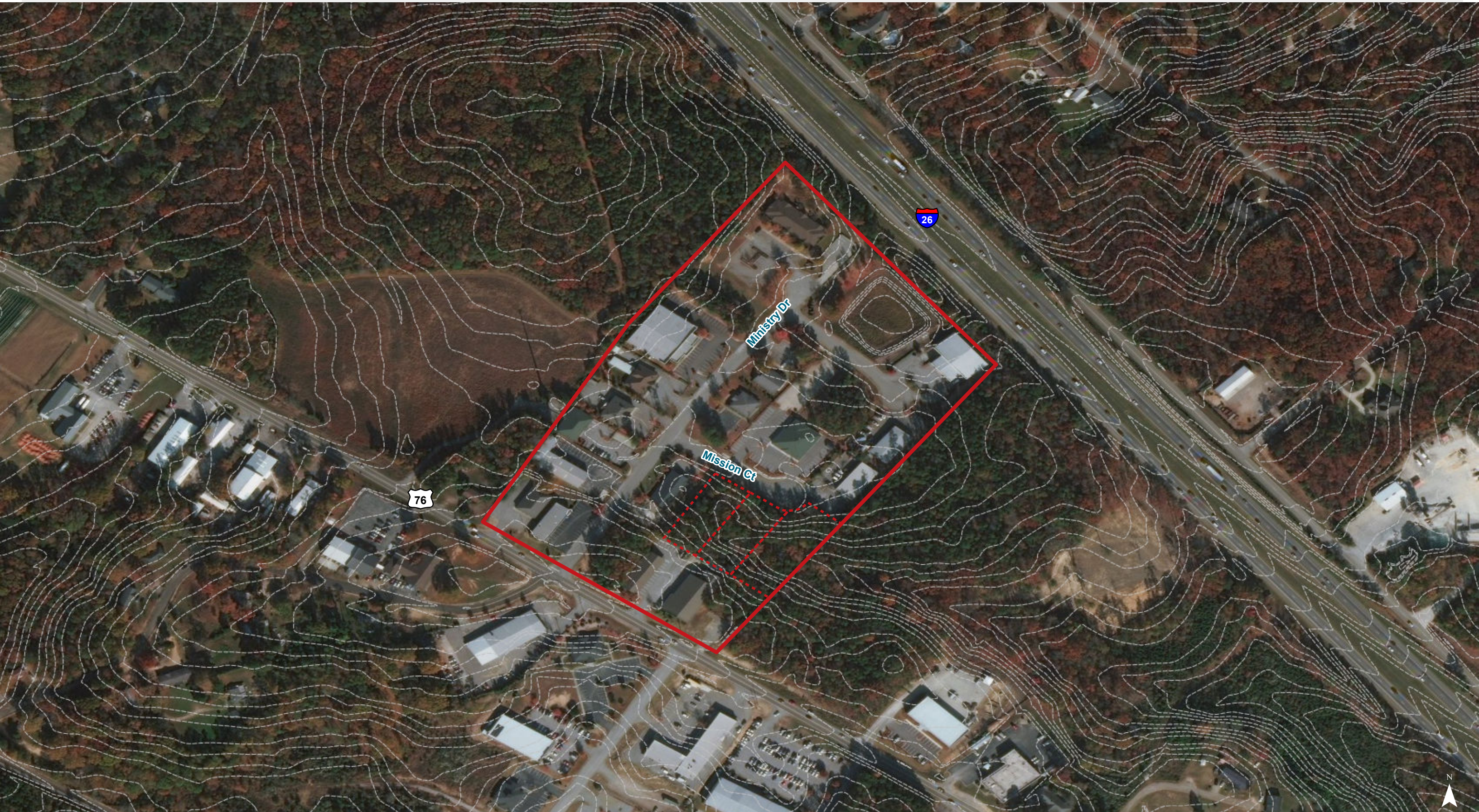


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# Topographical Map: 2' Contours



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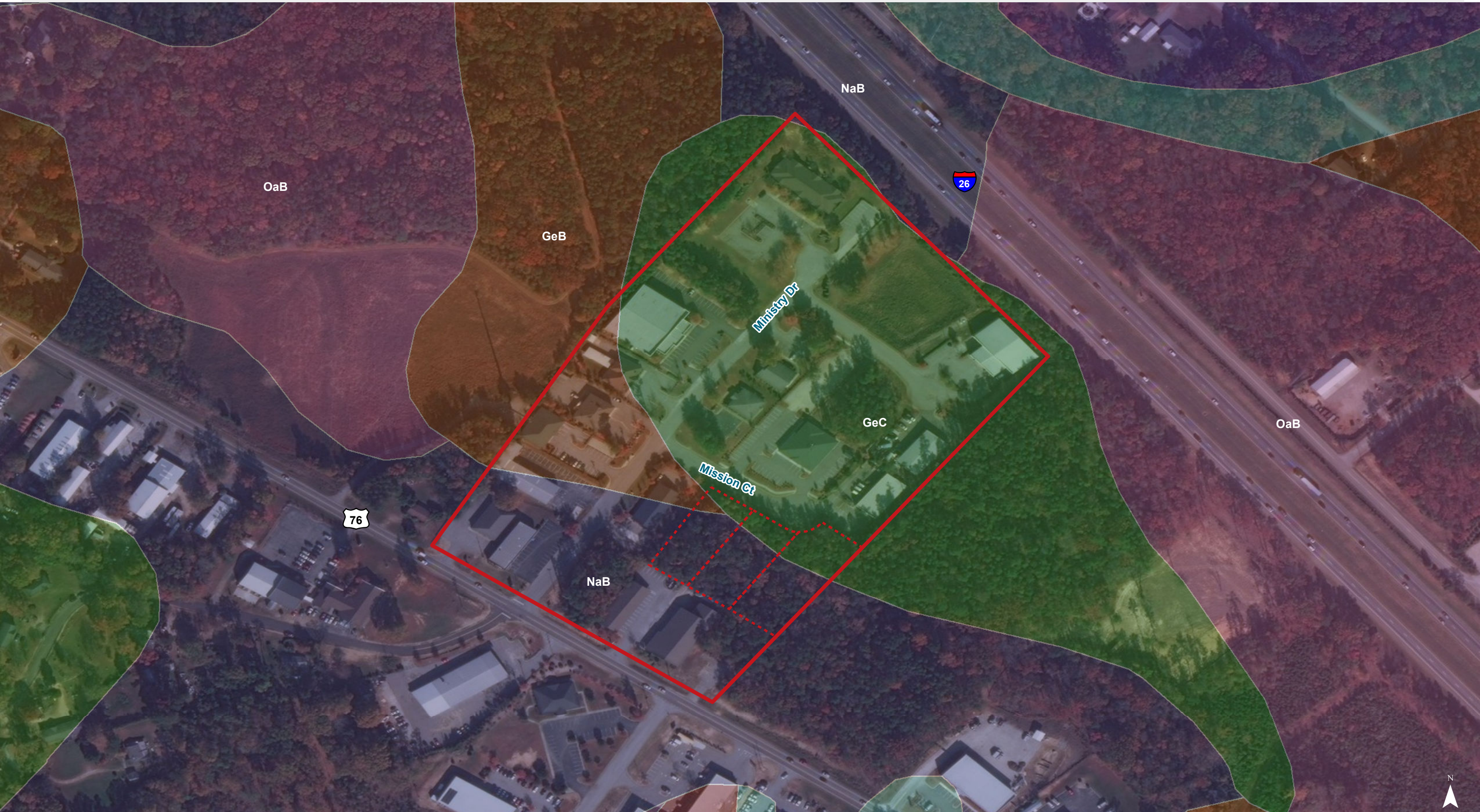


# Topographical Map: 10' Contours



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## Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** GeB - Georgeville silt loam, 2 to 6 percent slopes

**Component:** Georgeville (85%)

*The Georgeville component makes up 85 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves, piedmonts. The parent material consists of residuum weathered from metavolcanics and/or residuum weathered from metasedimentary rock and/or residuum weathered from slate. 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 high. 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:** GeC - Georgeville silt loam, 6 to 10 percent slopes

**Component:** Georgeville (100%)

*The Georgeville component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. 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 high. 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.*

**Map unit:** NaB - Nason silt loam, 2 to 6 percent slopes

**Component:** Nason (100%)

*The Nason component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 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 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 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

**Map unit:** OaB - Orange loam, 0 to 4 percent slopes

**Component:** Orange (100%)

*The Orange component makes up 100 percent of the map unit. Slopes are 0 to 4 percent. This component is on marine terraces on coastal plains. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer, bedrock, lithic, is 40 to 60 inches. The natural drainage class is somewhat poorly 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. A seasonal zone of water saturation is at 12 inches during January, February, March, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*