

PRICE REDUCED

For Sale

±1.5 AC

Retail/Showroom Site



Jacobs Mill Pond Road

Elgin, South Carolina

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Jacobs Mill Pond Road

Elgin, South Carolina

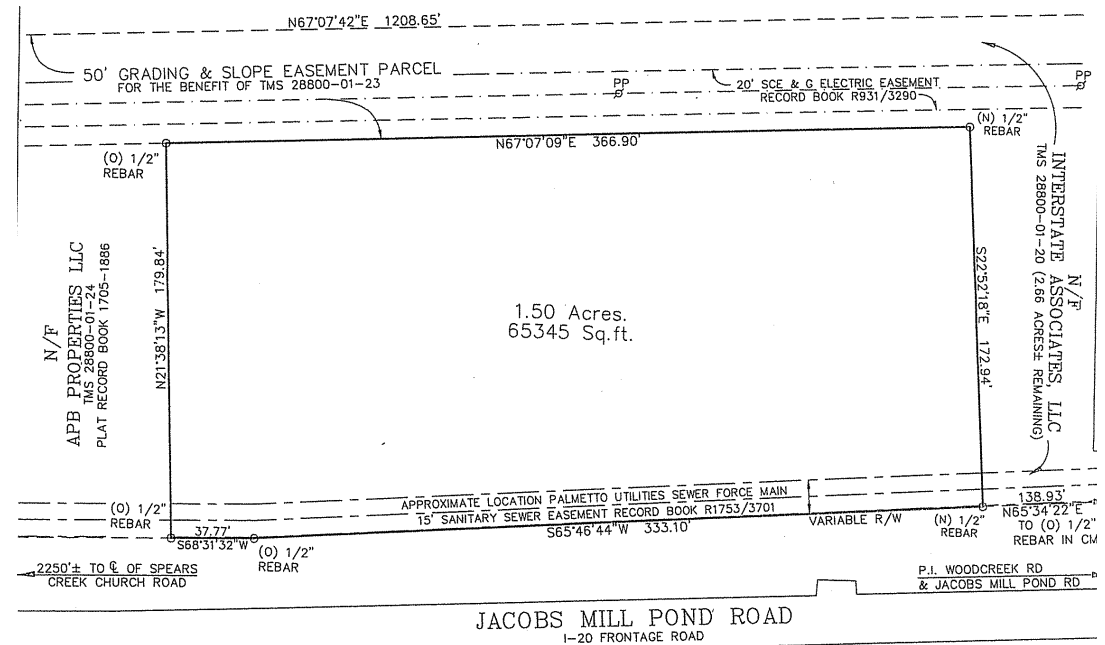
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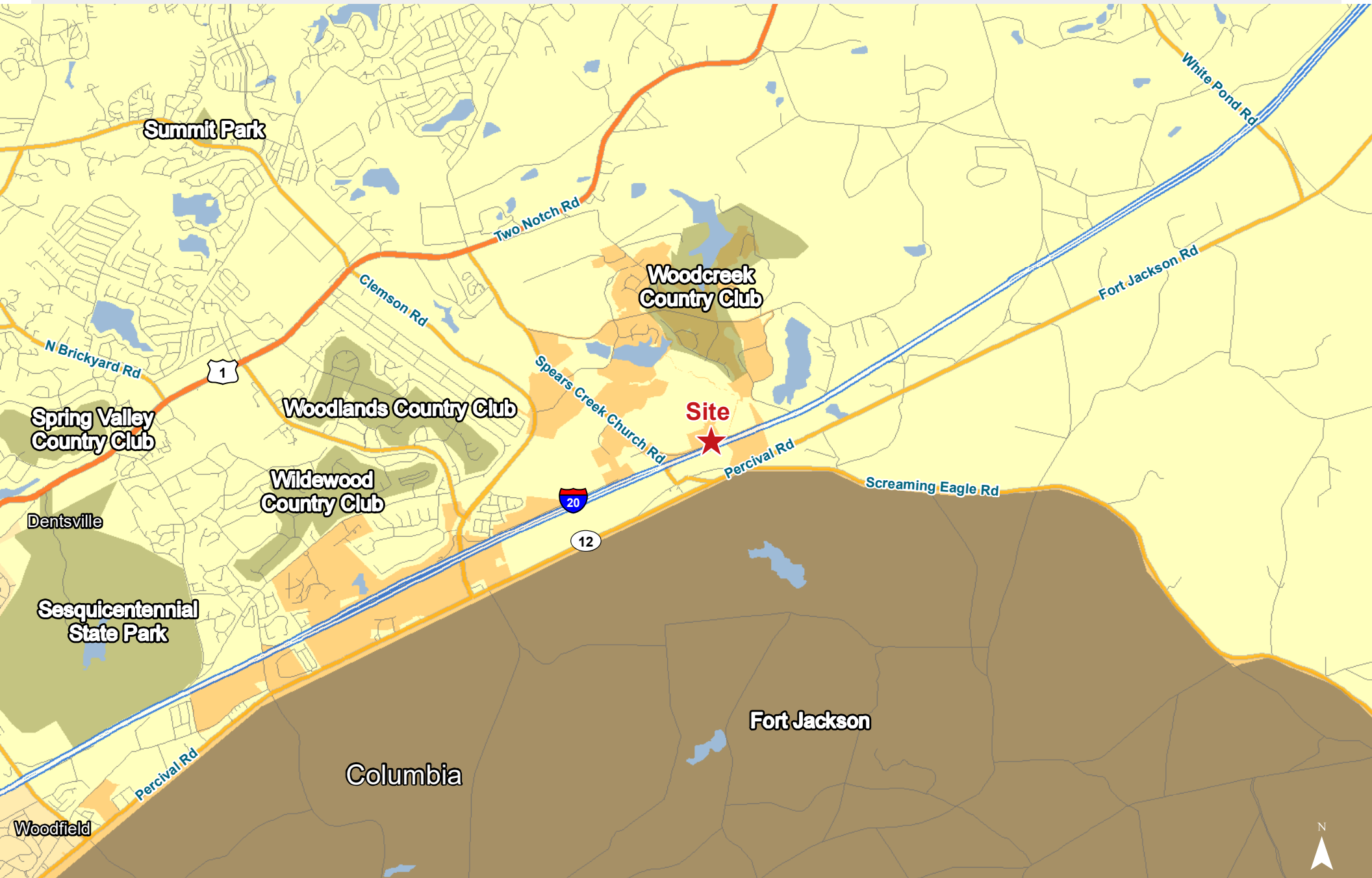
Retail/Showroom Site

Property Features

- For Sale - Excellent showroom site
- ±1.5 acres
- Good I-20 visibility
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- 370' of Jacobs Mill Pond Road frontage
- Zoning: GC, City of Columbia (Part of a PDD)
- Sales Price: ~~\$275,000~~ **\$249,000**



Location



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Points of Interest



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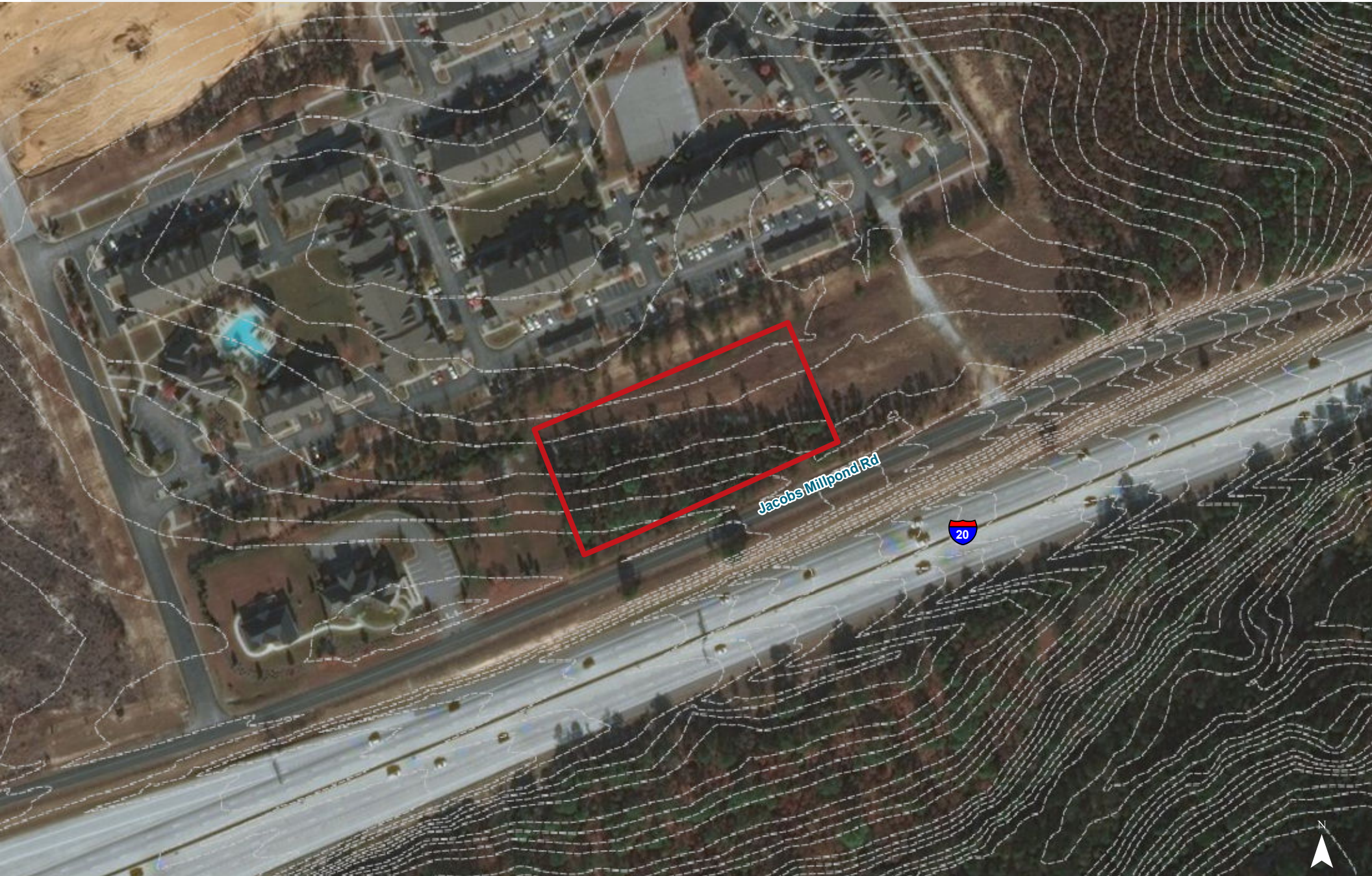


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Topographical Map: 2' Contours



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Topographical Map: 10' Contours



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SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard Zone A, AE, AH, AO, AW, AX, VE
- 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
- NO SCREEN
- Areas of Undetermined Flood Hazard Zone D

CROSS SECTIONS & BFES

- 18.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 12.5
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

AREA OF MINIMAL FLOOD HAZARD Zone X

Jacobs Millpond Rd



National Wetlands Inventory

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

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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: LaB - Lakeland sand, 2 to 6 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 2 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 1 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Map unit: LaD - Lakeland sand, 10 to 15 percent slopes

Component: Lakeland (100%)

The Lakeland component makes up 100 percent of the map unit. Slopes are 10 to 15 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 1 percent. Nonirrigated land capability classification is 7s. This soil does not meet hydric criteria.

Demographic Profile

Spears Creek Church Road and I-20 - Elgin, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2017 Age Distribution				Median Household Income			
2010 Census	730	14,115	50,117	0 - 4	7.4%	6.9%	7.1%	2017 Estimate	\$63,573	\$72,675	\$69,483
2017 Estimate	846	17,138	55,107	5 - 9	7.7%	7.4%	7.8%	2022 Projection	\$73,996	\$79,844	\$76,716
2022 Projection	957	18,646	58,834	10 - 14	7.0%	7.2%	7.8%	Average Household Income			
% Chg. 2017-2022	13.1%	8.8%	6.8%	15 - 19	5.9%	6.7%	7.2%	2017 Estimate	\$93,624	\$97,831	\$90,614
				20 - 24	6.8%	6.4%	5.4%	2022 Projection	\$109,595	\$110,933	\$101,778
Households				25 - 34	16.3%	15.2%	14.5%	Per Capita Household Income			
2010 Census	316	5,557	18,986	35 - 44	15.0%	14.1%	15.2%	2017 Estimate	\$38,865	\$39,354	\$34,744
2017 Estimate	370	6,759	20,975	45 - 54	15.0%	14.8%	15.0%	2022 Projection	\$45,677	\$44,723	\$39,096
2022 Projection	420	7,370	22,436	55 - 64	11.6%	12.3%	11.6%	2017 Household Income Dist.			
				65 - 74	5.1%	5.9%	5.6%	Less than \$15,000	6.8%	6.7%	6.2%
Families				75 - 84	1.8%	2.4%	2.3%	\$15,000 - \$24,999	7.8%	6.6%	6.4%
2010 Census	200	3,778	13,729	85+	0.4%	0.8%	0.7%	\$25,000 - \$34,999	11.9%	8.3%	7.9%
2017 Estimate	227	4,490	14,874	Median Age				\$35,000 - \$49,999	9.5%	9.0%	11.0%
2022 Projection	255	4,845	15,774	2010 Census	34.3	35.1	35.2	\$50,000 - \$74,999	21.9%	20.8%	21.9%
				2017 Estimate	35.6	36.4	36.8	\$75,000 - \$99,999	10.3%	15.1%	15.9%
2017 Dist. by Race & Ethnicity				2022 Projection	35.1	36.8	37.2	\$100,000 - \$149,999	15.7%	17.7%	17.2%
White Alone	62.3%	53.9%	48.7%	Average Household Size				\$150,000 - \$199,999	5.9%	5.9%	6.7%
Black Alone	23.6%	32.9%	39.5%	2010 Census	2.31	2.53	2.63	\$200,000 and Up	10.3%	9.9%	6.7%
American Indian Alone	0.5%	0.3%	0.3%	2017 Estimate	2.29	2.53	2.62	2017 Business Data			
Asian Alone	5.2%	5.7%	4.7%	2022 Projection	2.28	2.52	2.62	Total Businesses:	59	584	1,150
Pacific Islander Alone	0.5%	0.3%	0.2%	2017 Housing Data				Total Employees:	780	8,165	14,084
Some Other Race Alone	4.5%	3.4%	3.3%	Owner Occ. Housing Units	179	3,954	14,850				
Two or More Races	3.4%	3.5%	3.3%	Renter Occ. Housing Units	191	2,805	6,125				
Hispanic Origin (Any Race)	10.5%	8.4%	7.8%								