



For Sale

±22.11 AC

Commercial Land

CVS
Pharmacy

Lake Murray Blvd

N. Woodrow Street

Site

±6.22 acres
available

Columbiana Drive

To Downtown Columbia

Broad River Road



NAI Columbia

Off Columbiana Drive

Columbia, South Carolina

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Off Columbiana Drive

Columbia, South Carolina

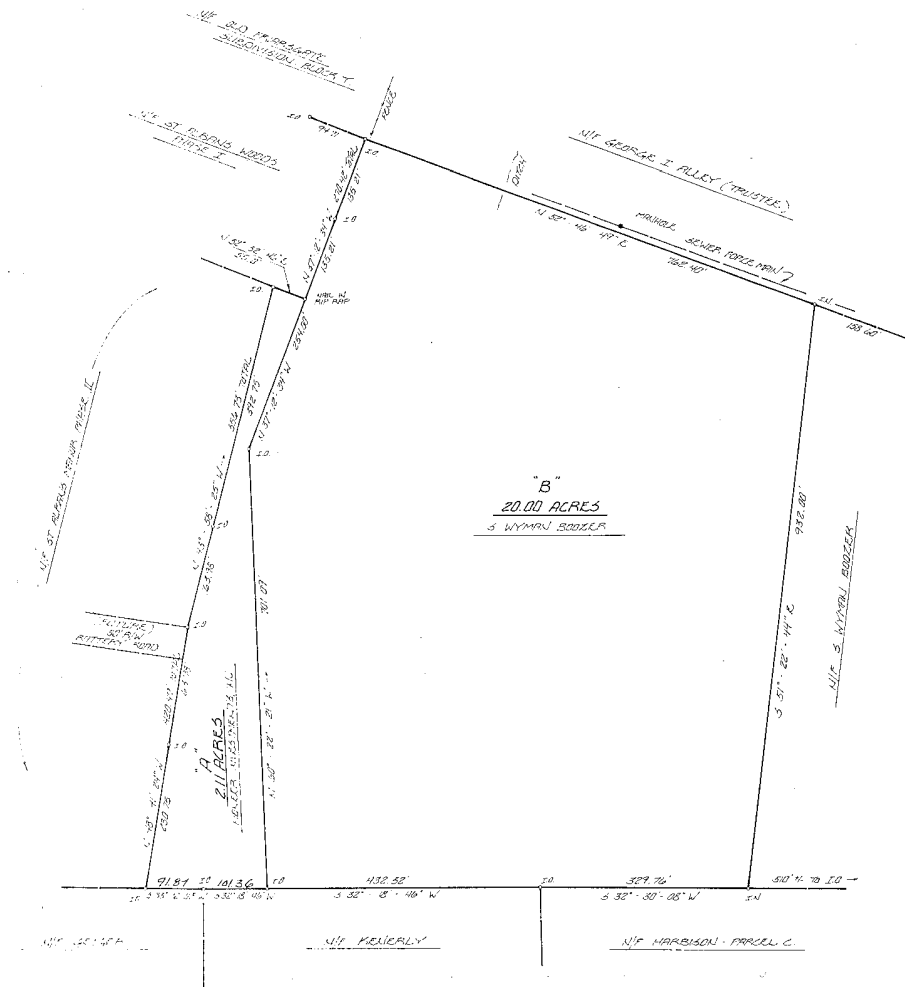
For Sale

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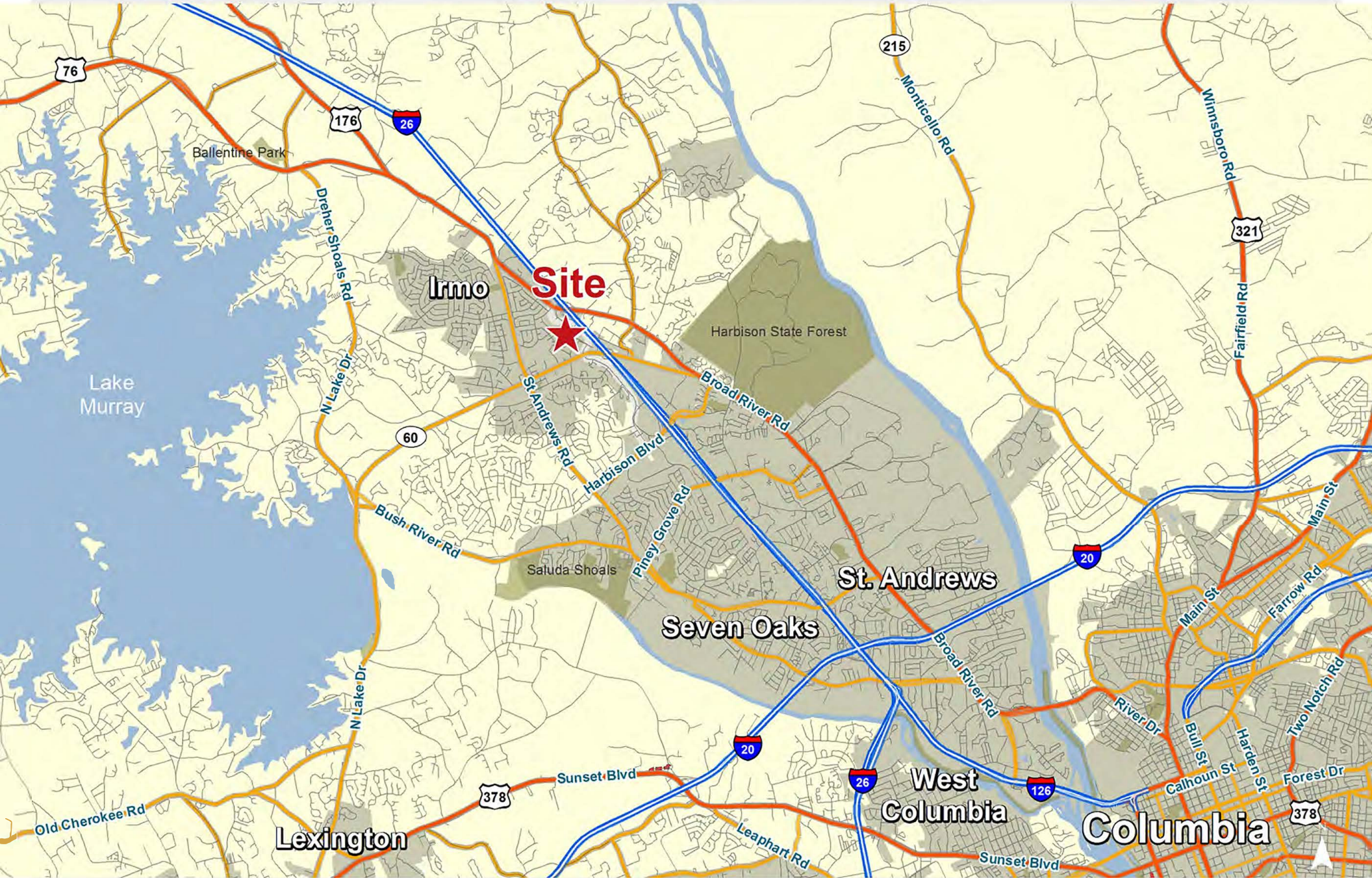
Commercial Land

Property Features

- ±20 and ±2.11 acres - accessible through Wyman Way
- Slightly below grade with I-26
- All utilities available. It is the responsibility of the purchaser to determine location and availability.
- Zoning: CG-Town of Irmo
- Will consider subdividing
- Sales Price: \$4,442,000 (\$200,000/acre)
- Can be assembled with ±6.22 acres on Columbiana Drive for excellent I-26 visibility

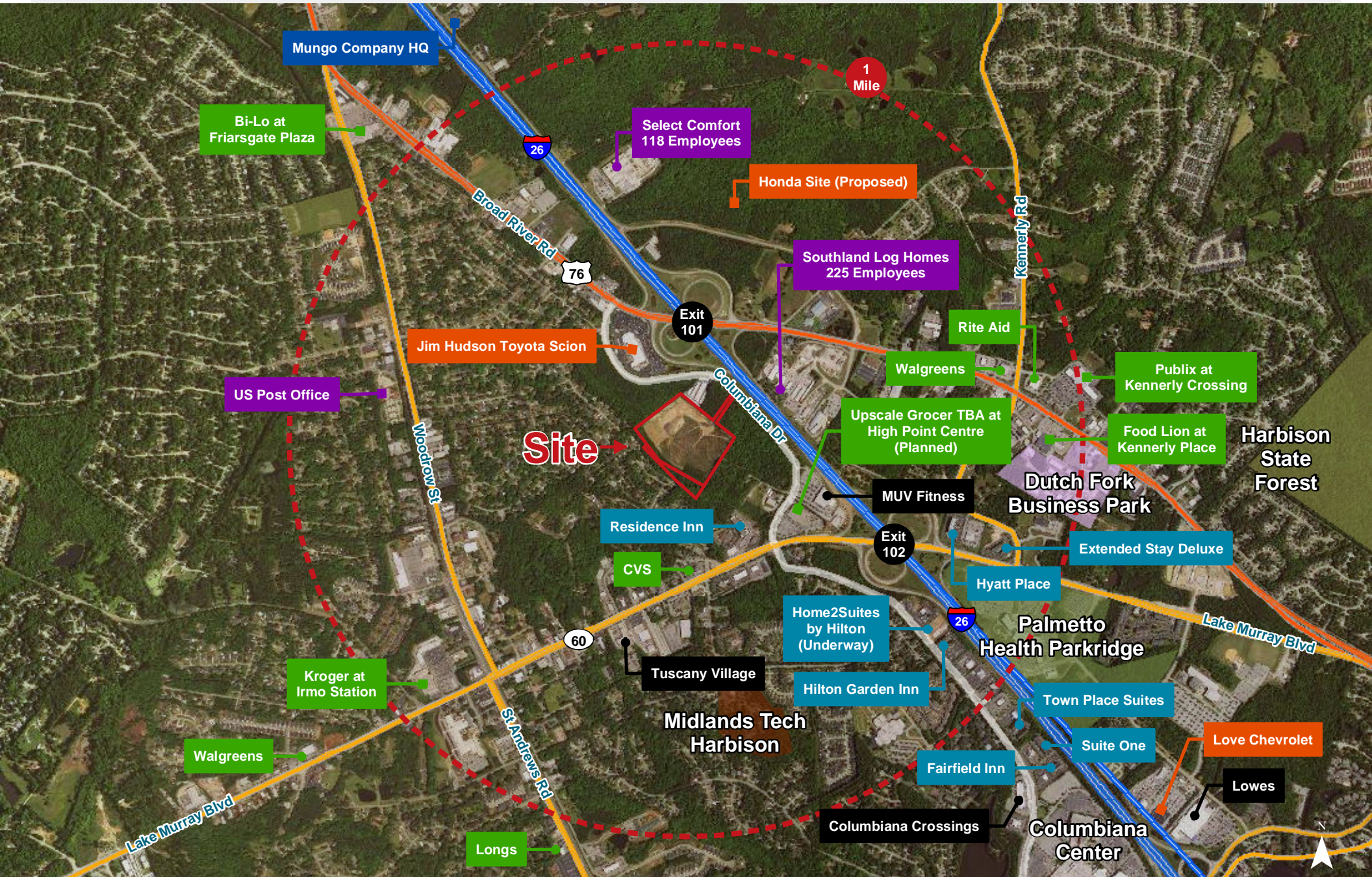


Location



Map Updated Thursday, December 15, 2016. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avanti.

Points of Interest



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 Additional Available: 6.22 ± Acres

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Topographical Map: 2' Contours



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FEMA National Flood Hazard Layer



SPECIAL FLOOD HAZARD AREAS	
	1% Annual Chance Flood Hazard Zone A, AE, A99, A0, AH, AR, V, 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
	Areas of Undetermined Flood Hazard Zone D
CROSS SECTIONS & BFES	
	16.2 17.0 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	 Freshwater Pond
 Estuarine and Marine Wetland	 Lake
 Freshwater Emergent Wetland	 Other
 Freshwater Forested/Shrub Wetland	 Riverine

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Soil Survey



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Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

NaC - Nason silt loam, 6 to 10 percent slopes

Nason (100%)

The Nason 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, 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 3e. This soil does not meet hydric criteria.

OaB - Orange loam, 0 to 4 percent slopes

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.

NAI Columbia

Demographic Profile

Demographic Profile

Columbiana Drive and Blue Bird Trail- Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2016 Age Distribution				Median Household Income			
2010 Census	4,117	45,726	83,083	0 - 4	5.3%	6.5%	6.1%	2016 Estimate	\$66,833	\$64,600	\$61,310
2016 Estimate	4,245	47,526	87,271	5 - 9	5.7%	6.7%	6.2%	2021 Projection	\$76,064	\$73,736	\$68,937
2021 Projection	4,410	49,530	91,856	10 - 14	6.7%	7.1%	6.4%				
% Chg. 2016-2021	3.9%	4.2%	5.3%	15 - 19	6.5%	7.4%	7.3%	Average Household Income			
				20 - 24	5.8%	5.5%	6.8%	2016 Estimate	\$79,258	\$80,776	\$80,164
Households				25 - 34	13.1%	13.7%	15.1%	2021 Projection	\$87,365	\$88,669	\$87,675
2010 Census	1,625	18,228	31,113	35 - 44	12.8%	14.2%	14.7%				
2016 Estimate	1,652	18,779	32,579	45 - 54	16.0%	15.7%	15.5%	Per Capita Household Income			
2021 Projection	1,709	19,459	34,194	55 - 64	15.2%	12.8%	11.9%	2016 Estimate	\$32,115	\$31,892	\$30,309
				65 - 74	8.0%	6.5%	6.2%	2021 Projection	\$35,307	\$34,809	\$33,016
Families				75 - 84	3.5%	3.0%	2.9%				
2010 Census	1,116	12,656	20,989	85+	1.4%	0.9%	0.9%	2016 Household Income Dist.			
2016 Estimate	1,121	12,863	21,686					Less than \$15,000	5.1%	6.9%	7.9%
2021 Projection	1,149	13,242	22,628	Median Age				\$15,000 - \$24,999	7.1%	7.2%	8.3%
				2010 Census	40.3	37.2	36.4	\$25,000 - \$34,999	8.7%	8.4%	8.9%
2016 Dist. by Race & Ethnicity				2016 Estimate	41.8	38.4	37.5	\$35,000 - \$49,999	14.3%	14.4%	14.5%
White Alone	61.3%	63.9%	60.4%	2021 Projection	42.0	39.4	38.3	\$50,000 - \$74,999	19.7%	19.5%	18.9%
Black Alone	31.5%	28.6%	32.2%					\$75,000 - \$99,999	17.7%	16.0%	14.2%
American Indian Alone	0.4%	0.3%	0.3%	Average Household Size				\$100,000 - \$149,999	18.8%	18.1%	17.4%
Asian Alone	2.9%	3.1%	3.1%	2010 Census	2.53	2.51	2.46	\$150,000 - \$199,999	6.1%	5.5%	5.5%
Pacific Islander Alone	0.3%	0.1%	0.1%	2016 Estimate	2.57	2.53	2.49	\$200,000 and Up	2.4%	4.0%	4.5%
Some Other Race Alone	0.8%	1.0%	1.3%	2021 Projection	2.58	2.54	2.51				
Two or More Races	2.8%	2.9%	2.6%					2016 Business Data			
Hispanic Origin (Any Race)	3.2%	3.6%	3.6%	2016 Housing Data				Total Businesses:	460	1,919	3,148
				Owner Occ. Housing Units	1,206	13,946	22,215	Total Employees:	5,033	22,607	40,331
				Renter Occ. Housing Units	446	4,832	10,364				