

Hwy 15 (Sumter) & Browntown Rds

Bishopville, South Carolina 29016

Property Highlights

- 1,350 +/- ft of Hwy 15 frontage and 850 +/- ft of Browntown Road frontage
- Great visibility from I-20
- Land is contiguous to the Lee County Industrial Park
- Traffic Counts: Station #109 (Hwy 15) – 11,400 VPD; Station #2063 (I-20) – 27,300 VPD
- Zoned General Commercial
- All utilities are in place. Location and Capacity are to be verified by the Purchaser's Engineer (Water & Sewer: City of Bishopville; Gas: SCE&G; Overhead Electrical: Black River Electric Cooperative).
- Ideal restaurant, convenience store or hotel site(s) in front 10 +/- Ac
- Owner is willing to subdivide property
- Sales price: \$1,500,000 (Front +/- 10 Ac: \$750,000 or \$75,000/Ac; Back +/- 25 Ac: \$750,000 or \$30,000/Ac)

For More Information

Tombo Milliken

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Tom Milliken

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Nelson Weston, III

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Front 10+/- Acs: \$75,000/Ac

Back 25+/- Acs: \$30,000/Ac





November 3, 2020

Mr. Nelson Weston
807 Gervais Street, Suite 200
Columbia SC 29201

**Subject: Letter of Findings for Bishopville Site
Lee County, SC
PEC Project No. 20-1407**

Dear Mr. Weston:

Palmetto Environmental Consulting, Inc. (PEC) is pleased to submit this correspondence to you regarding this approximately 35-acre property located west of the intersection of Highway 15 and Browntown Road in Lee County, SC. PEC performed a wetlands/waters assessment on the property on October 26, 2020. The purpose of this letter is to summarize our findings. Please also see the attached map and photographs of the project area.

The site was investigated by PEC for the presence of wetlands or other waters that may be under the jurisdiction of the United States Army Corps of Engineers (USACE). Field observations revealed no wetlands on site. PEC investigated two ditches/swales that extend through the fields on site. The southern ditch exits off site to the west and the northern ditch exits off site to the north. The drainage features were full of herbaceous vegetation and were not flowing despite recent rain events. It is PEC's opinion that these features do not have an ordinary high-water mark and are therefore not jurisdictional waters of the US. Please note that a ditch located offsite to the north of the property and along Browntown Road may be a jurisdictional ditch.

Based on these observations, PEC would present to the US Army Corps of Engineers (USACE) a case that the site does not include wetlands or other waters of the US. Note that the USACE ultimately determines whether an area is wetland or other waters under their jurisdiction. Please let us know if we can help obtaining their verification of these findings.

PEC appreciates the opportunity to provide this information to you. If you have any questions, please contact Robert Bunch at (803) 446-0577.

Sincerely,

PALMETTO ENVIRONMENTAL CONSULTING, INC.

A handwritten signature in black ink that reads "Christopher M. Lake".

Christopher M. Lake
President

A handwritten signature in black ink that reads "Robert H. Bunch, Jr.".

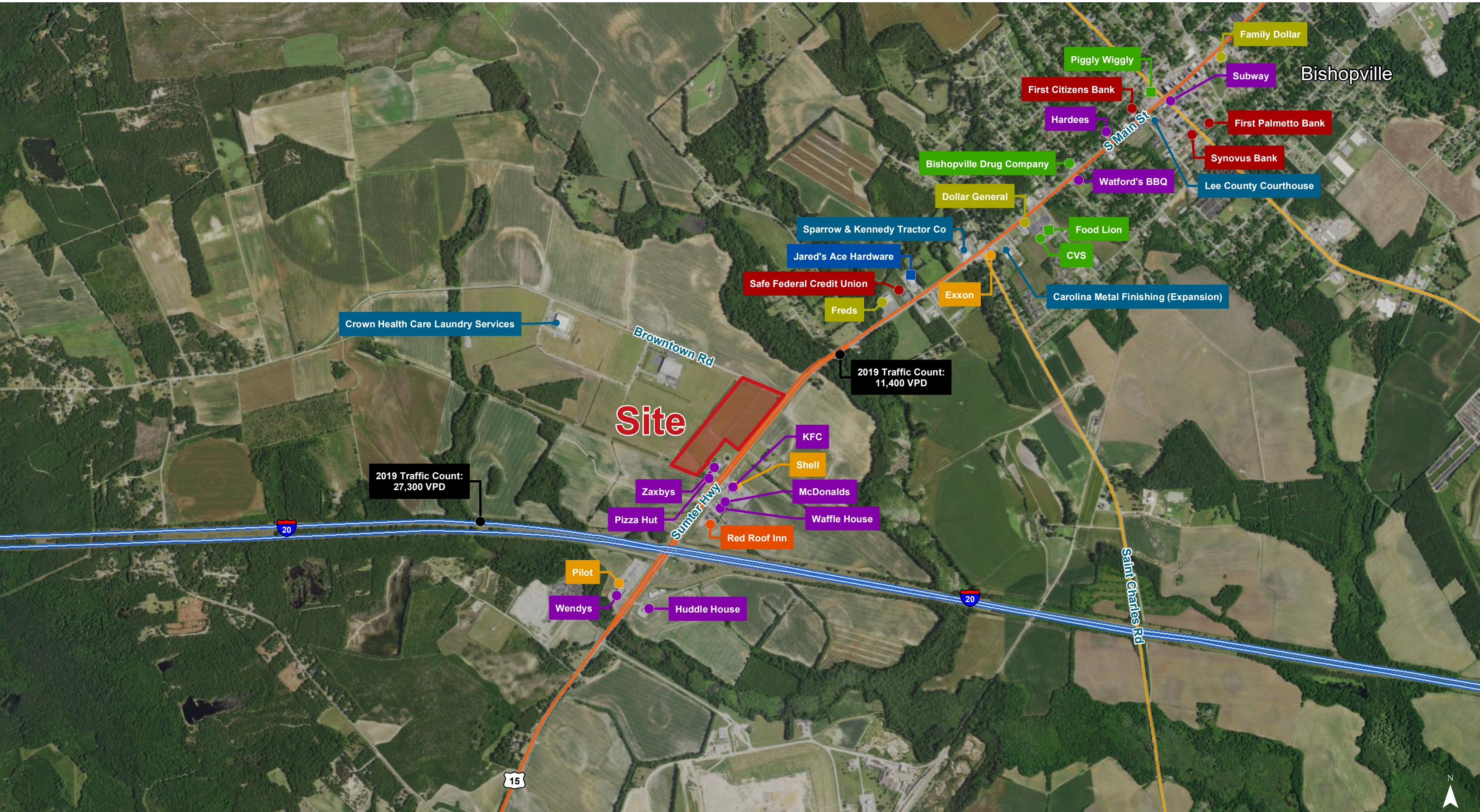
Robert H. Bunch, Jr., PWS
Vice President

Attachments: Photos
Site Map



Map Updated: Friday, October 16, 2020. 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 Columbia.

Points of Interest



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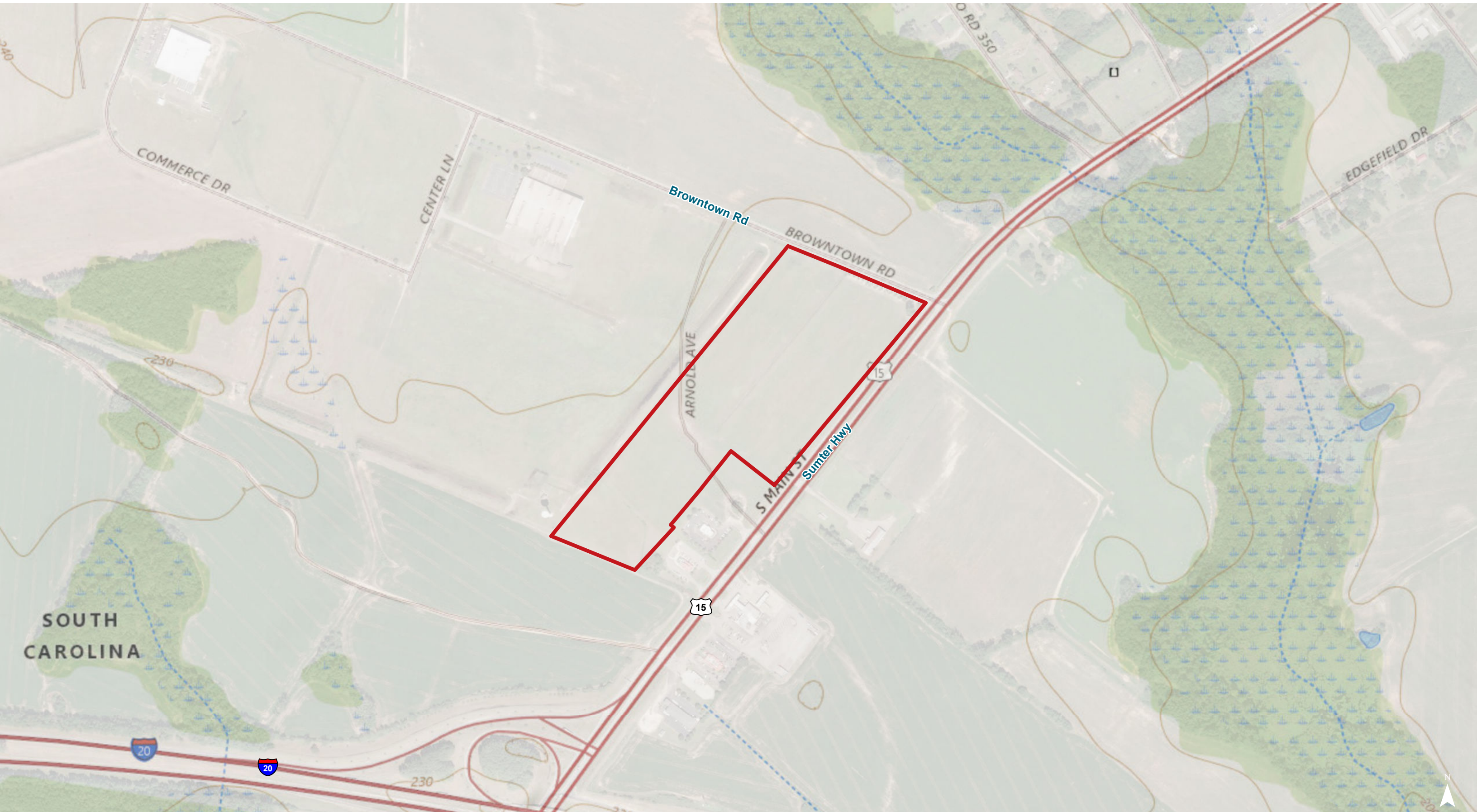


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Topographical Map



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Map Unit Description (Brief, Generated)

Lee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CxA - Coxville sandy loam, 0 to 2 percent slopes

Component: Coxville (96%)

The Coxville component makes up 96 percent of the map unit. Slopes are 0 to 2 percent. This component is on depressions, coastal plains, Carolina Bays, depressions. The parent material consists of clayey fluviomarine 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 moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 7 inches during January, February, March, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.

Map unit: DoA - Dothan loamy sand, 0 to 2 percent slopes

Component: Dothan (80%)

The Dothan component makes up 80 percent of the map unit. Slopes are 0 to 2 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer, plinthite, is 32 to 59 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 low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January, February, March, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Map unit: DtB2 - Dothan sandy loam, 2 to 6 percent slopes, moderately eroded

Component: Dothan (80%)

The Dothan component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on marine terraces, coastal plains. The parent material consists of loamy fluviomarine deposits. Depth to a root restrictive layer, plinthite, is 25 to 57 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 low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 46 inches during January, February, March, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: NnA - Noboco-Goldsboro complex, 0 to 2 percent slopes

Component: Noboco (70%)

The Noboco component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy fluviomarine 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 36 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Lee County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: NnA - Noboco-Goldsboro complex, 0 to 2 percent slopes

Component: Goldsboro (26%)

The Goldsboro component makes up 26 percent of the map unit. Slopes are 0 to 2 percent. This component is on coastal plains, marine terraces. The parent material consists of loamy fluviomarine deposits. 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 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 22 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.

Map unit: RaA - Rains sandy loam, 0 to 2 percent slopes

Component: Rains (89%)

The Rains component makes up 89 percent of the map unit. Slopes are 0 to 2 percent. This component is on Carolina Bays, depressions, coastal plains. The parent material consists of loamy fluviomarine 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 moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, December. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.