

FOR SALE

± 4.83 Acres

321



Columbia Rd (Hwy 321)

Chester, SC



807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com

Tombo Milliken

803.206.8384

tombo.milliken@naicolumbia.com

Tom Milliken

803.331.6999

tmilliken@naicolumbia.com

Nelson Weston, III

803.678.7346

nweston@naicolumbia.com

PROPERTY Features

Blackstock and Columbia Rd.

- Approximately ± 4.83 acres for sale near Chester, SC
- Located at the corner of Blackstock Rd. and Columbia R. (Hwy 321) which is the main thoroughfare between Chester and Winnsboro and is about halfway between the two towns
- Approximately ±1,200 ft of road frontage on Columbia Road (Hwy 321)
- Great opportunity for a rural homesite halfway between Charlotte and Columbia
- Zoning: Rural Two District (R-2 in Chester County) which allows for some commercial uses and residential uses.

SALES PRICE: \$75,000

LOCATION MAP

Blackstock and Columbia Rd.



AERIAL

Blackstock and Columbia Rd.



INFRARED

Blackstock and Columbia Rd.



TOPOGRAPHY

Blackstock and Columbia Rd.



FLOOD

Blackstock and Columbia Rd.



WETLANDS

Blackstock and Columbia Rd.



SOIL

Blackstock and Columbia Rd.



SOIL DESCRIPTION

Blackstock and Columbia Rd.

Map Unit Description (Brief, Generated)

Chester County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CeB - Cecil sandy loam, 2 to 6 percent slopes

Component: Cecil (95%)

The Cecil component makes up 95 percent of the map unit. Slopes are 2 to 6 percent. This component is on broad and narrow ridges and sideslopes adjacent to drainageways in the piedmont. The parent material consists of residuum weathered from granite, gneiss, or schist. 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: CnC2 - Cecil sandy clay loam, 6 to 10 percent slopes, eroded

Component: Cecil (100%)

The Cecil component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on interfluves on piedmonts. The parent material consists of clayey residuum weathered from granite and gneiss. 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 4e. This soil does not meet hydric criteria.

Map unit: MaB - Madison sandy loam, 2 to 6 percent slopes

Component: Madison (100%)

The Madison component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on interfluves on piedmonts. The parent material consists of clayey residuum weathered from granite and gneiss. 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 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.

DEMOGRAPHIC Profile

Blackstock and Columbia Rd.

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2023 Age Dist.				Median Household Income			
2020 Census	6,411	48,090	113,505	0 - 4	6.1%	5.9%	5.7%	2023 Estimate	\$51,308	\$53,157	\$58,641
2023 Estimate	6,543	48,923	117,068	5 - 9	5.8%	6.0%	6.0%	2028 Projection	\$55,154	\$58,758	\$66,529
2028 Projection	6,611	49,418	119,155	10 - 14	5.6%	6.0%	6.1%				
% Chg. 2022-2027	1.0%	1.0%	1.8%	15 - 19	6.4%	5.8%	6.6%	Average Household Income			
				20 - 24	7.7%	6.9%	8.5%	2023 Estimate	\$70,856	\$81,592	\$85,659
Households				25 - 34	15.4%	15.1%	14.6%	2028 Projection	\$80,325	\$92,716	\$97,558
2020 Census	2,767	20,594	44,223	35 - 44	13.9%	14.1%	13.9%				
2023 Estimate	2,838	21,103	46,004	45 - 54	10.5%	11.0%	11.2%	Per Capita Household Income			
2028 Projection	2,901	21,561	47,345	55 - 64	11.2%	11.5%	11.4%	2023 Estimate	\$30,706	\$35,016	\$34,584
				65 - 74	9.7%	10.3%	9.7%	2028 Projection	\$35,207	\$40,210	\$39,680
Families				75 - 84	5.6%	5.3%	4.7%				
2010 Census	1,480	11,862	26,704	85+	2.1%	2.1%	1.7%	2023 Household Income Dist.			
2023 Estimate	1,686	12,791	29,701					Less than \$15,000	12.3%	14.2%	12.3%
2028 Projection	1,716	13,012	30,485	Median Age				\$15,000 - \$24,999	7.6%	7.4%	6.3%
				2010 Census	35.4	35.3	33.4	\$25,000 - \$34,999	16.1%	10.5%	8.7%
2023 Housing Data				2023 Estimate	37.0	37.9	36.8	\$35,000 - \$49,999	12.3%	14.7%	14.6%
Owner Occ. Housing Units	1,457	11,671	28,985	2028 Projection	36.4	38.5	36.8	\$50,000 - \$74,999	21.7%	18.2%	18.4%
Renter Occ. Housing Units	1,366	9,432	17,019					\$75,000 - \$99,999	12.4%	11.9%	13.1%
				Average Household Size				\$100,000 - \$149,999	10.5%	12.1%	14.3%
2023 Business Data				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	3.5%	5.0%	6.6%
Total Businesses:	363	1,599	3,298	2023 Estimate	2.27	2.28	2.39	\$200,000 and Up	3.7%	6.0%	5.7%
Total Employees:	3,796	20,307	43,544	2028 Projection	2.24	2.26	2.37				