



± 6 Acres

Site  
± 46.24 Acres

Chestnut Rd

Wildwood Ln

**1370 Chestnut Road**  
Elgin, South Carolina

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# Property Features

## 1370 Chestnut Rd., Elgin, SC

- Approximately 46.24 acres just outside Elgin, SC in Kershaw County
- Currently Zoned MRD-1 (Rural Resource District), would need to be re-zoned to R15 to accomodate Residential Subdivision Development utilizing septic tank systems (3/4 acre minimum per recently adopted Kershaw County regulations)
- Public Water available on site (Lugoff-Elgin Water Authority)
- Property also suitable for Horse Farms, Family Compound, Church and/or Church Retreat Campus and Recreational Facilities
- Approximately  $\pm 1,590$  ft of road frontage on Chestnut Road and approximately  $\pm 1,175$  on Wildwood Lane
- Located less than  $\pm 10$  miles from the Village at Sandhills and  $\pm 12$  miles to Downtown Camden
- Seller reserves right to retain approximately  $\pm 6$  acres in a location agreeable to both Purchaser and Seller - Total parcel is  $\pm 52.24$  acres

**Sales price: \$1,109,760**



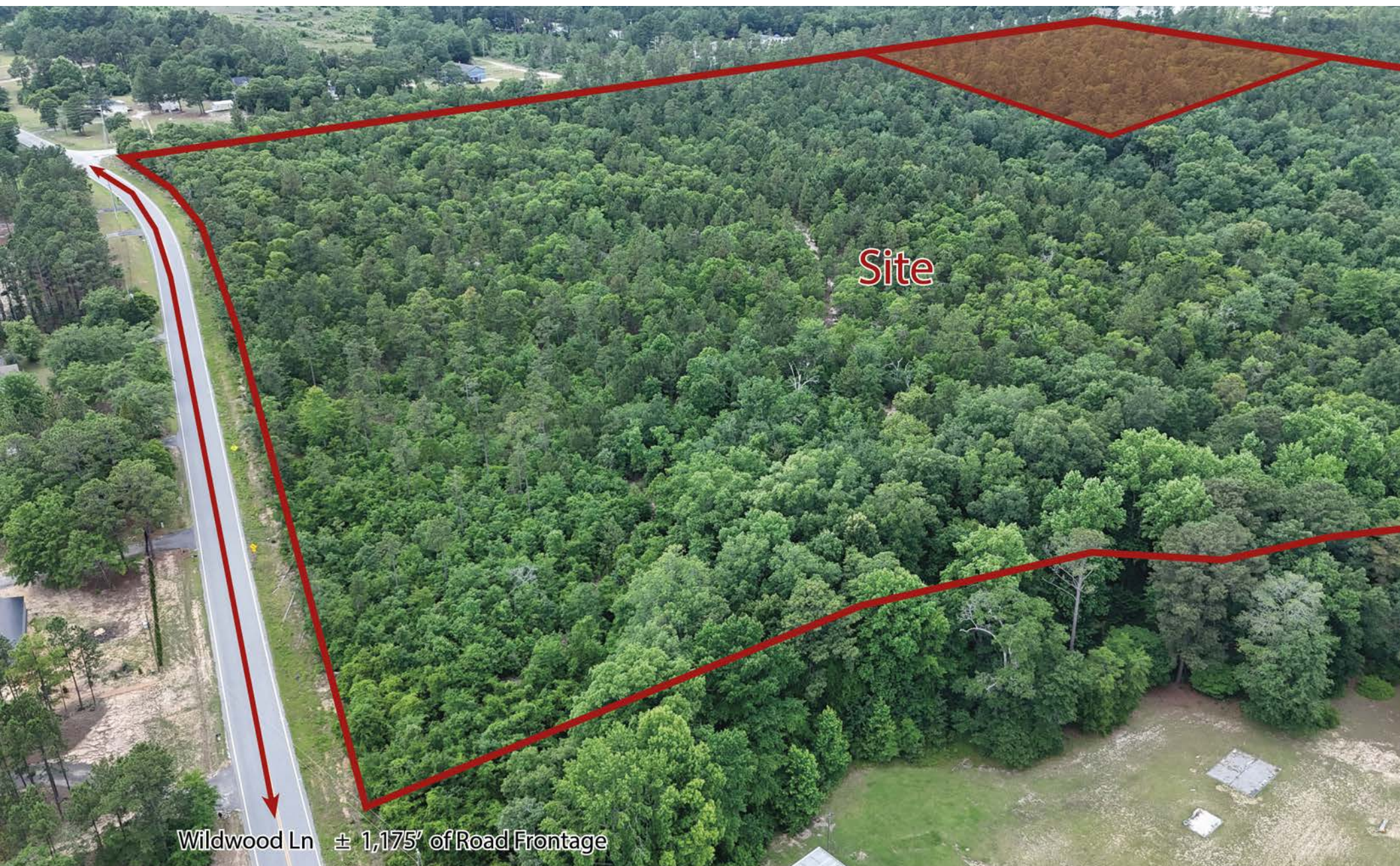
# Property Photo



# Chestnut Rd. Frontage



# Wildwood Rd. Frontage



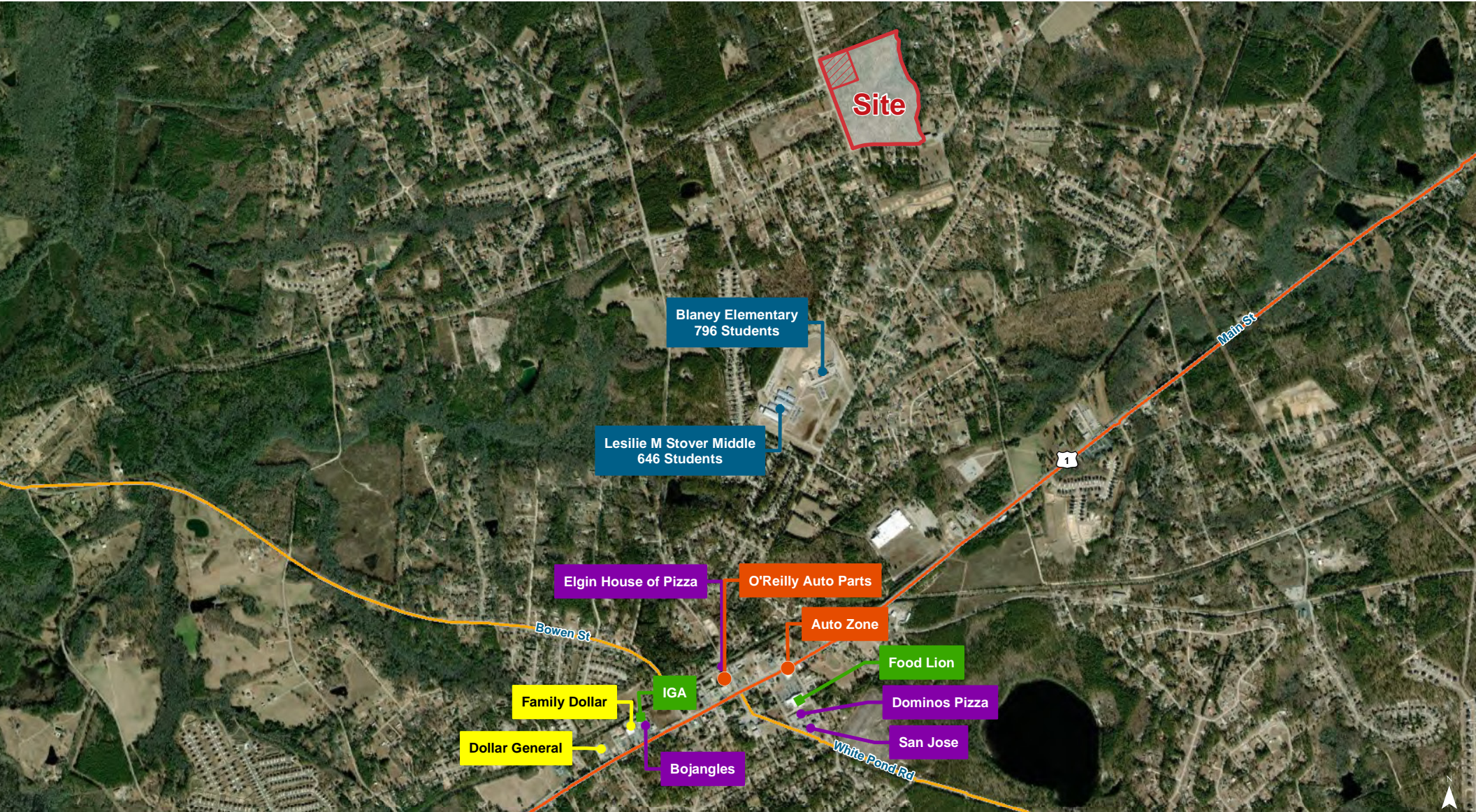
Wildwood Ln ± 1,175' of Road Frontage

Site

# Property Photo



# Points of Interest

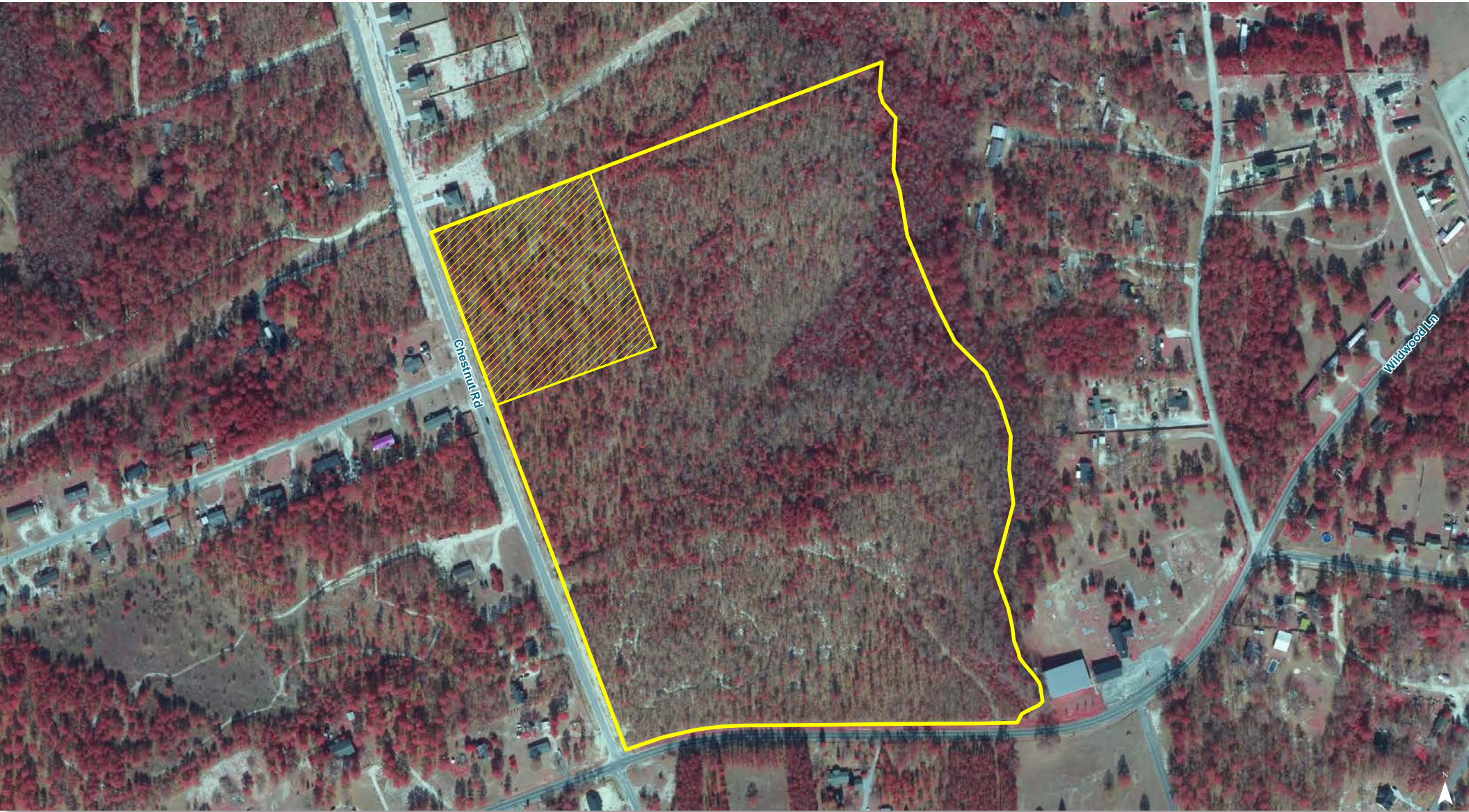


# Aerial

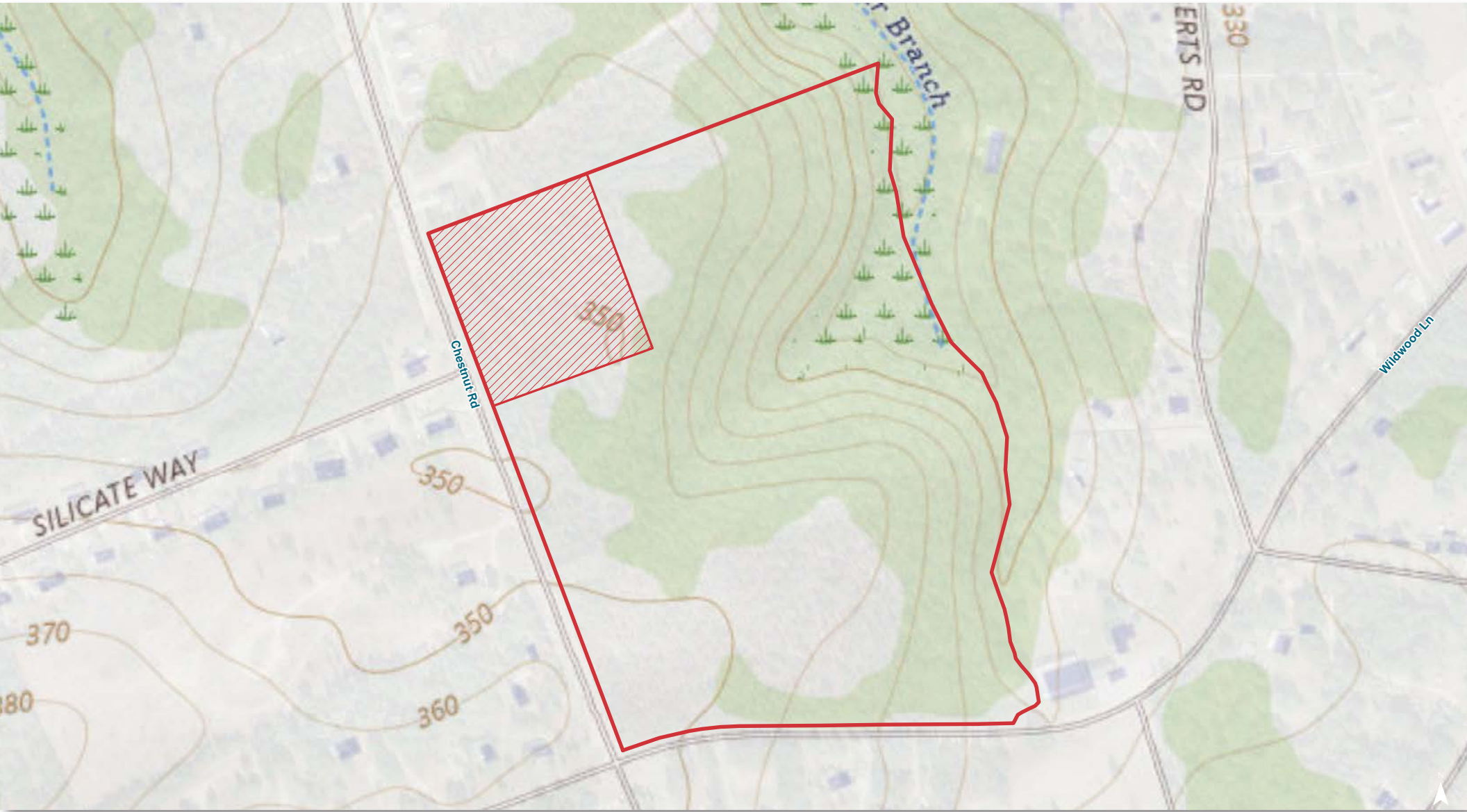




# Infrared



# Topo



# Flood



# Wetlands



# Soil



## Map Unit Description (Brief, Generated)

Kershaw County Area, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** ApB - Alpin sand, 0 to 6 percent slopes

**Component:** Alpin (100%)

*The Alpin component makes up 100 percent of the map unit. Slopes are 0 to 6 percent. This component is on marine terraces, coastal plains, 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:** LaB - Lakeland sand, 0 to 6 percent slopes

**Component:** Lakeland (86%)

*The Lakeland component makes up 85 percent of the map unit. Slopes are 0 to 6 percent. This component is on coastal plains, dunes. The parent material consists of eolian sands. 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 very 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 0 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.*

**Map unit:** LaC - Lakeland sand, 6 to 10 percent slopes

**Component:** Lakeland (100%)

*The Lakeland component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on coastal plains, marine terraces, 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 6s. This soil does not meet hydric criteria.*

# NAI Columbia Demographic Profile

1370 Chestnut Rd. | Elgin, SC

## Demographic Profile

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2023 Age Dist.</b>				<b>Median Household Income</b>			
2020 Census	1,436	12,056	24,343	0 - 4	6.5%	6.1%	5.8%	2023 Estimate	\$63,787	\$63,093	\$68,388
2023 Estimate	1,462	12,560	25,274	5 - 9	7.2%	6.8%	6.5%	2028 Projection	\$72,910	\$71,227	\$77,062
2028 Projection	1,468	12,908	26,048	10 - 14	7.4%	7.0%	6.9%				
% Chg. 2022-2027	0.4%	2.8%	3.1%	15 - 19	6.7%	6.4%	6.5%	<b>Average Household Income</b>			
				20 - 24	5.4%	5.4%	5.2%	2023 Estimate	\$83,092	\$78,929	\$83,836
<b>Households</b>				25 - 34	13.4%	13.4%	13.0%	2028 Projection	\$94,627	\$88,945	\$94,113
2020 Census	519	4,474	8,954	35 - 44	14.3%	13.8%	13.7%				
2023 Estimate	527	4,656	9,332	45 - 54	13.4%	13.3%	13.4%	<b>Per Capita Household Income</b>			
2028 Projection	531	4,811	9,680	55 - 64	11.9%	13.0%	13.7%	2023 Estimate	\$29,606	\$28,987	\$31,062
				65 - 74	8.8%	9.8%	10.3%	2028 Projection	\$33,696	\$32,843	\$35,099
<b>Families</b>				75 - 84	4.3%	4.2%	4.2%				
2010 Census	335	2,921	5,849	85+	0.6%	0.8%	0.8%	<b>2023 Household Income Dist.</b>			
2023 Estimate	388	3,474	6,968					Less than \$15,000	6.5%	8.1%	8.4%
2028 Projection	390	3,576	7,203	<b>Median Age</b>				\$15,000 - \$24,999	11.2%	9.9%	7.6%
				2010 Census	35.5	36.0	36.9	\$25,000 - \$34,999	5.5%	4.9%	5.2%
<b>2023 Housing Data</b>				2023 Estimate	37.4	38.7	39.6	\$35,000 - \$49,999	14.8%	15.4%	14.6%
Owner Occ. Housing Units	441	4,063	8,127	2028 Projection	37.5	38.7	39.7	\$50,000 - \$74,999	18.6%	19.1%	17.8%
Renter Occ. Housing Units	82	593	1,205					\$75,000 - \$99,999	12.7%	14.9%	15.0%
				<b>Average Household Size</b>				\$100,000 - \$149,999	19.4%	18.8%	20.5%
<b>2023 Business Data</b>				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	8.5%	7.4%	8.7%
Total Businesses:	13	185	332	2023 Estimate	2.74	2.69	2.70	\$200,000 and Up	2.7%	1.7%	2.2%
Total Employees:	125	1,284	2,467	2028 Projection	2.73	2.67	2.68				

# Contact:



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