



Tax Map ID(s)	174-00-03-012-00
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	Industrial Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Agricultural Land(N), Agricultural Land(S), Agricultural Land(E), Heavy Industrial(W)
Location	3.4mi NW of I-95/US521 interchg, NE of US521

Site Details:

Total Site Acreage	590.00
Developable Acreage	Undetermined
Addtl. Acreage Avail	None
Min. Divisible Acreage	Not Subdividable
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	118' to 139'
Primary Soil Type	Loamy Sand, Loamy Fine Sand

Pricing:

Sales Price	\$5,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Sale Only

Completed Due Diligence Items:

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Approximation
- Wetlands Delineation

Other Features:

SC Certified Site	No
Foreign Trade Zone	No
Multi-County Property	No

Property Description:



Utilities:

Water System

Provider	City of Manning
Nearest Line Size	6"
Dist. to Nearest Line	0.2 MI

Wastewater System

Provider	City of Manning
Nearest Line Size	12" (Force)
Dist. to Nearest Line	1.5 MI

Natural Gas/Alternate Gases

NG Provider	SCE&G
Nearest Line Size	6" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider	Farmers Telephone Cooperative
Electric Provider	Black River Electric Cooperative , Progress Energy Service Company, LLC

Transportation:

Road Serving Site	Sumter Hwy. (4 Lanes)
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Nearest

Interstate	I-95 (4 MI)
Port	Georgetown (71 MI)
Commercial Airport	Florence Regional (50 MI)
Intermodal Facility	NS Charleston (78 MI)/CSX Charleston (78 MI)

Barge Access	No
Rail Access	Pending Confirmation by Provider
Runway Access	No

