



Tax Map ID(s)	141-00-02-025-00, 141-00-02-046-00, 141-00-0
Park Status	Clarendon County Industrial Park
Municipality	Unincorporated
Zoning	Industrial Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Residential(N), Agricultural Land(S), Agricultural Land(E), Industrial / Distribution(W)
Location	I-95 and US 301

Site Details:

Total Site Acreage	230.00
Developable Acreage	230
Addtl. Acreage Avail	300 (Diff. Owner)
Min. Divisible Acreage	15
Max. Contig. Acreage	230
Max. Building Size	Undetermined
Improvements	Cleared
Number of Structures	0
Elevation Range	Undetermined
Primary Soil Type	Undetermined

Pricing:

Sales Price	\$15,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Sale Only

Completed Due Diligence Items:

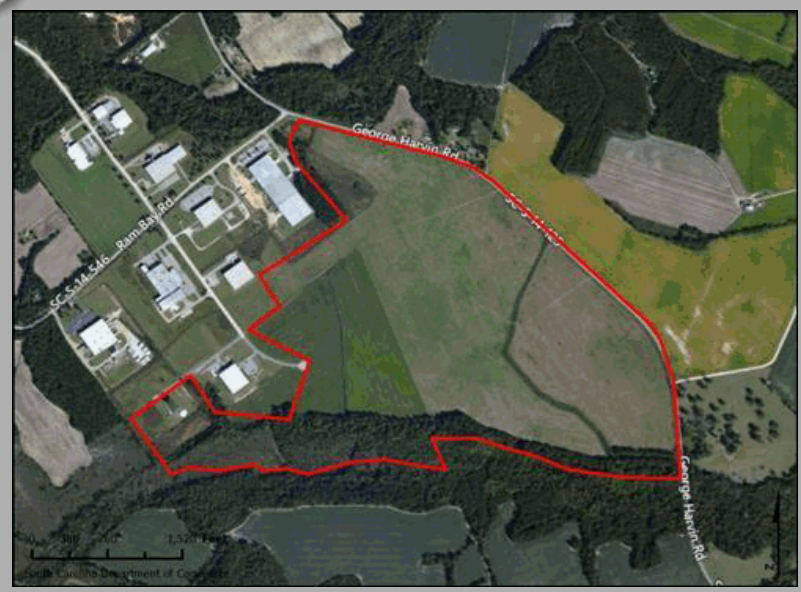
- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Approximation
- Wetlands Delineation

Other Features:

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



Property Description:



Utilities:

Water System

Provider	City of Manning
Diameter of Line	16"
Distance to Line	On-Site

Wastewater System

Provider	City of Manning
Diameter of Line	10" (Gravity)
Distance to Line	On Site

Natural Gas/Alternate Gases

NG Provider	Service Available - Provider Undetermined
Diameter of Line	4" (Distribution)
Distance to Line	On-Site
Alternate Gases	None Available

Telecomm. Provider	Farmers Telephone Cooperative
Electric Provider	Santee Electric Cooperative

Transportation:

Road Serving Site	Jo Rogers Blvd (2 Lanes)
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Nearest

Interstate	I-95 (2 MI)
Port	Georgetown (69 MI)
Commercial Airport	Florence Regional (57 MI)
Intermodal Facility	NS Charleston (73 MI)
Barge Access	No
Rail Access	No
Runway Access	No

