



Tax Map ID(s)	273-00-02-006
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	Industrial Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Residential(N), Agricultural Land(S), Forestry(E), Interstate(W)
Location	E of I-95 btw exits 132/135 (SC527,US378)

**Site Details:**

Total Site Acreage	1,417.00
Developable Acreage	Undetermined
Addtl. Acreage Avail	3,000 (Diff. Owner)
Min. Divisible Acreage	Not Subdivideable
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	112' to 124'
Primary Soil Type	Loam

**Pricing:**

Sales Price	\$3,665 to \$7,460 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	Clarendon, Lee, Sumter, Williamsburg



**Property Description:**



**Utilities:**

Water System

Provider	Town of Turbeville
Nearest Line Size	10"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	Town of Turbeville
Nearest Line Size	8" (Force)
Dist. to Nearest Line	On Site

Natural Gas/Alternate Gases

NG Provider	Not Provided
Nearest Line Size	
Dist. to Nearest Line	Not Provided
Alternate Gases	None Available

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

**Transportation:**

Road Serving Site	Black River Rd (2 Lanes)
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Nearest

Interstate	I-95 (2 MI)
Port	Georgetown (68 MI)
Commercial Airport	Florence Regional (40 MI)
Intermodal Facility	NS Charleston (88 MI)/CSX Charleston (89 MI)

Barge Access	No
Rail Access	No
Runway Access	No

