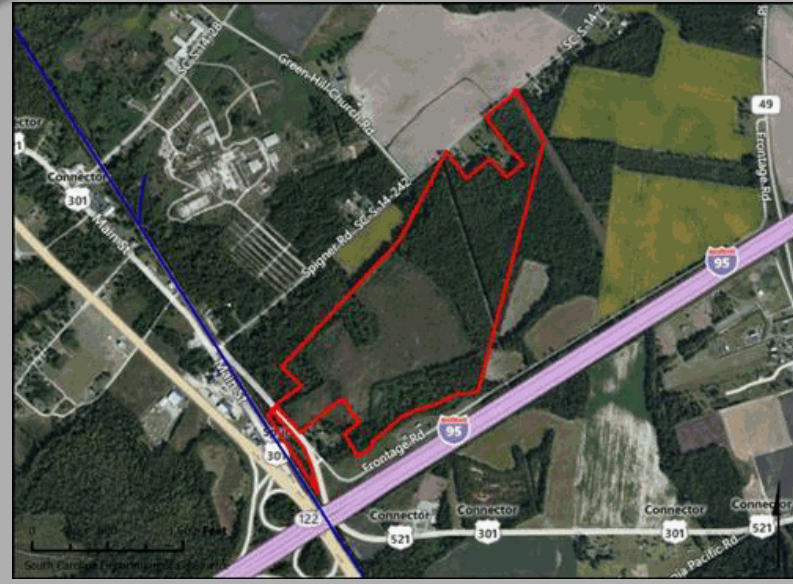


# Sallie Alderman Ind. Site

Clarendon County  
Alcolu, SC 29001



Tax Map ID(s)	184-03-00-002-00
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	Industrial Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Forestry(N), Commercial / Retail(S), Undeveloped Land(E), Undeveloped Land(W)
Location	NE quad of I-95/US 521 interchange



## Site Details:

Total Site Acreage	107.29
Developable Acreage	Undetermined
Addtl. Acreage Avail	None
Min. Divisible Acreage	Not Subdivideable
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	108' to 126'
Primary Soil Type	Loam

## 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	8"
Dist. to Nearest Line	On-Site

### Wastewater System

Provider	City of Manning
Nearest Line Size	12" (Gravity)
Dist. to Nearest Line	On Site

### 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	Progress Energy Service Company, LLC , Black River Electric Cooperative

## Transportation:

Road Serving Site	Trinity Church Rd (2 Lanes)
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### Nearest

Interstate	I-95 (2 MI)
Port	Georgetown (68 MI)
Commercial Airport	Florence Regional (49 MI)
Intermodal Facility	NS Charleston (76 MI)/CSX Charleston (76 MI)

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

