

# Black River Airport Park

Located between US 15 and US 521 at the intersection of Jefferson Road and North Wise Drive  
 Sumter, SC 29153



**South Carolina**  
 Department of Commerce

Just right for business.

|                     |   |
|---------------------|---|
| <b>County</b>       | Sumter  |
| <b>Municipality</b> | Unincorporated  |
| <b>Zoning</b>       | Heavy Industrial  |
| <b>Tax Map ID</b>   | 230-00-01-037   |
| <b>Park Status</b>  | Black River Airport Industrial Park   |
| <b>Location</b>     | Located between US 15 and US 521 at the intersection of Jefferson Road and North Wise Drive |
| <b>Landuse</b>      | Transportation (N)<br>Recreation (S)<br>Undeveloped Land (E)<br>Residential (W)             |

## Pricing

|                   |                              |
|-------------------|------------------------------|
| <b>Pricing</b>    | For Sale                     |
| <b>Sale Price</b> | \$8,000 to \$25,000 Per Acre |

## Details

|  |                   |
|--|-------------------|
| <b>Total Site Acreage</b>              | 15.00             |
| <b>Developable Acreage</b>             | 15.00             |
| <b>Additional Acreage Available</b>    | Undetermined      |
| <b>Minimum Divisible Acreage</b>       | Not Subdivideable |
| <b>Max Contiguous Developable Site</b> | 15.00             |
| <b>Maximum Building Size</b>           | Undetermined      |
| <b>Site Improvements</b>               | Partially Cleared |
| <b>Elevation Range</b>                 | 182' to 182'      |
| <b>Primary Soil Type</b>               | Loamy Sand        |
| <b>SC Certification Program</b>        | None              |

## Due Diligence

|  |           |
|--|-----------|
| <b>Cultural Resource Identification Survey</b> | Completed |
| <b>Boundary Survey</b>                         | Completed |
| <b>Protected Species Assessment</b>            | Completed |
| <b>Preliminary Geotechnical Exploration</b>    | Completed |
| <b>Phase 1 EPA Site Assessment</b>             | Completed |
| <b>Topographical Survey</b>                    | Completed |
| <b>Wetlands Delineation</b>                    | Completed |



## Utilities

|                                       |                                  |
|---------------------------------------|----------------------------------|
| <b>Water Provider</b>                 | City of Sumter                   |
| <b>Nearest Water Line Size</b>        | 12 inches                        |
| <b>Distance to Nearest Water Line</b> | On-Site                          |
| <b>Wastewater Provider</b>            | City of Sumter                   |
| <b>Sewer Line #1 Size</b>             | 12" (Gravity)                    |
| <b>Distance to Sewer Line #1</b>      | On-Site                          |
| <b>Sewer Line #2 Size</b>             | 8" (Force)                       |
| <b>Distance to Sewer Line #2</b>      | On-Site                          |
| <b>Sewer Line #3 Size</b>             | 21" (Gravity)                    |
| <b>Distance to Sewer Line #3</b>      | On-Site                          |
| <b>Natural Gas Provider</b>           | SCE&G                            |
| <b>Nearest Gas Line Size</b>          | 4" (Intrastate Transmission)     |
| <b>Distance to Nearest Gas Line</b>   | On-Site                          |
| <b>Alternative Gases</b>              | None Available                   |
| <b>Electric Provider</b>              | Black River Electric Cooperative |
| <b>Telecomm Provider</b>              | Farmers Telephone Cooperative    |

## Transportation

|                                    |                                 |
|------------------------------------|---------------------------------|
| <b>Road Serving Building</b>       | Jefferson Road (2 Lanes)        |
| <b>Rail Access</b>                 | No                              |
| <b>Runway Access</b>               | No                              |
| <b>Barge Access</b>                | No                              |
| <b>Nearest Interstate</b>          | I-95 (19.00 Miles)              |
| <b>Nearest Port</b>                | Georgetown (86.00 Miles)        |
| <b>Nearest Commercial Airport</b>  | Florence Regional (45.00 Miles) |
| <b>Nearest Intermodal Facility</b> | CSX Charleston (93.00 Miles)    |