

# Lakemont Business Park (MPV) - 27 Acres

Steele Creek Road  
Fort Mill, SC 29708



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	York
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	LI Light Industrial
<b>Tax Map ID</b>	720000019
<b>Park Status</b>	Lakemont Business Park (Total Park Acreage: 203.00 Acres)
<b>Location</b>	Steele Creek Road
<b>Landuse</b>	Light Industrial (N) Residential (S) Light Industrial (E) Light Industrial (W)

## Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$49,500 Per Acre

## Details

<b>Total Available Acreage</b>	27.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdividable
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	105,000.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	612' to 612'
<b>Primary Soil Type</b>	Clay Loam

## Due Diligence

<b>Cultural Resource Identification Survey</b>	Not Completed
<b>Boundary Survey</b>	Not Completed
<b>Protected Species Assessment</b>	Not Completed
<b>Preliminary Geotechnical Exploration</b>	Not Completed
<b>Phase 1 EPA Site Assessment</b>	Not Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



## Utilities

<b>Water Provider</b>	York County
<b>Wastewater Provider</b>	York County
<b>Natural Gas Provider</b>	York County Natural Gas Authority
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Service Not Available

## Transportation

<b>Road Serving Site</b>	Steele Creek Road (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (10.00 Miles)
<b>Nearest Interstate</b>	I-77 (2.00 Miles)
<b>Nearest Marine Port</b>	Georgetown (182.00 Miles)
<b>Nearest Inland Port</b>	Inland Port Greer (91.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Charlotte (14.00 Miles)

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