

Sutton Road at I-77

Sutton Road
Fort Mill, SC 29715



South Carolina
Department of Commerce

Just right for business.

| | |
|---------------------|------------------------------------------------------------------------|
| County | York |
| Municipality | City |
| Zoning | Highway Commercial (HC) |
| Tax Map ID | 0202001002 |
| Park Status | Stand Alone Site |
| Location | Sutton Road |
| Landuse | Residential (N) Commercial (S) Residential (E) Interstate (W) |

Pricing

| | |
|-------------------|--------------------|
| Pricing | For Sale |
| Sale Price | \$195,000 Per Acre |

Details

| | |
|----------------------------------------|--------------|
| Total Available Acreage | 50.00 |
| Developable Acreage | Undetermined |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | 10.00 |
| Max Contiguous Developable Site | Undetermined |
| Maximum Building Size | Undetermined |
| Site Improvements | Forested |
| Elevation Range | 637' to 637' |
| Primary Soil Type | Alluvial |

Due Diligence

| | |
|------------------------------------------------|---------------|
| Cultural Resource Identification Survey | Not Completed |
| Boundary Survey | Not Completed |
| Protected Species Assessment | Not Completed |
| Preliminary Geotechnical Exploration | Not Completed |
| Phase 1 EPA Site Assessment | Not Completed |
| Topographical Survey | Not Completed |
| Wetlands Delineation | Not Completed |



Utilities

| | |
|---------------------------------------|----------------------------------------|
| Water Provider | Town of Fort Mill |
| Nearest Water Line Size | 16 inches |
| Distance to Nearest Water Line | On-Site |
| Wastewater Provider | Town of Fort Mill |
| Sewer Line #1 Size | 8" (Gravity) |
| Distance to Sewer Line #1 | On-Site |
| Sewer Line #2 Size | 15" (Gravity) |
| Distance to Sewer Line #2 | On-Site |
| Natural Gas Provider | York County Natural Gas Authority |
| Nearest Gas Line Size | 4" (Distribution) |
| Distance to Nearest Gas Line | On-Site |
| Alternative Gases | None Available |
| Electric Providers | Duke Energy, York Electric Cooperative |
| Telecomm Provider | Comporium Communications |

Transportation

| | |
|-----------------------------------|-----------------------------------------------|
| Road Serving Site | Sutton Road (2 Lanes) |
| Rail Access | No |
| Runway Access | No |
| Barge Access | No |
| Nearest Commercial Airport | Charlotte/Douglas International (17.00 Miles) |
| Nearest Interstate | I-77 (4.00 Miles) |
| Nearest Marine Port | Georgetown (180.00 Miles) |
| Nearest Inland Port | Inland Port Greer (97.00 Miles) |
| Nearest Intermodal Yard | NS Charlotte (19.00 Miles) |

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