

County	Clarendon
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	184-03-00-002-00
Park Status	Stand Alone Site
Location	NE quad of I-95/US 521 interchange
Landuse	Undeveloped Land (N) Commercial (S) Undeveloped Land (E) Undeveloped Land (W)

Pricing	
Pricing	For Sale
Sale Price	\$5,000 Per Acre

Details	
Total Site Acreage	132.00
Developable Acreage	96.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	31.40
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	126' to 126'
Primary Soil Type	Loam
Palmetto Sites Program	Yes

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



Utilities	
Water Provider	City of Manning
Nearest Water Line Size	8 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Manning
Nearest Sewer Line Size	12" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Dominion Energy
Nearest Gas Line Size	0" (Interstate Transmission)
Distance to Nearest Gas Line	Interstate Transmission Line
Alternative Gases	None Available
Electric Providers	Duke Progress Energy Service Company, LLC, Black River Electric Cooperative
Telecomm Provider	Farmers Telephone Cooperative

Transportation	
Road Serving Building	Trinity Church Rd (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (4.00 Miles)
Nearest Port	Georgetown (67.00 Miles)
Nearest Commercial Airport	Florence Regional (46.00 Miles)
Nearest Intermodal Facility	CSX Charleston (75.00 Miles)

Alcolu Technology and Industrial Park
Clarendon County
NE quad of I-95/US 521 interchange
Alcolu, SC 29001



Just right for business.

