

I-77 International Megasite

Valencia Rd
Ridgeway, SC 29130



South Carolina
Department of Commerce

Just right for business.

County	Fairfield
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	148-00-00-013-000
Park Status	Stand Alone Site
Location	Valencia Rd
Is In SC Opportunity Zone	Yes
Landuse	Forestry/Undeveloped (N) Transportation (S) Forestry/Undeveloped (E) Transportation (W)

Pricing

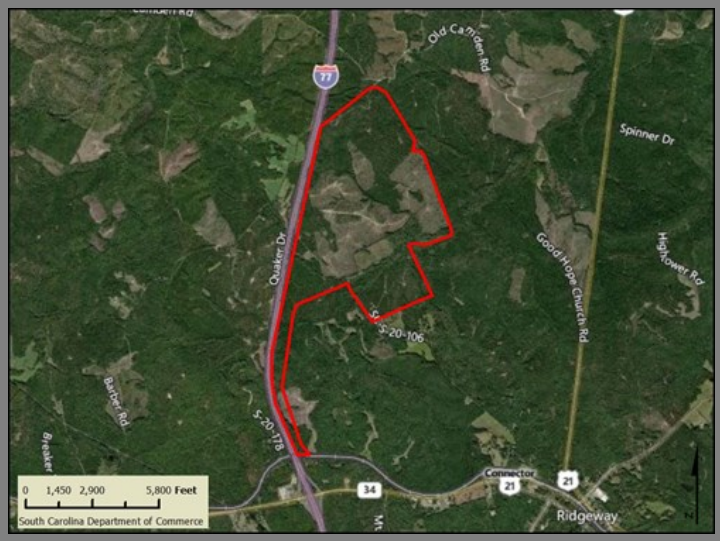
Pricing	For Sale
Sale Price	\$3,000 Per Acre

Details

Total Available Acreage	1,544.00
Developable Acreage	Undetermined
Additional Acreage Available	1,000.00
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	3,000,000.00
Site Improvements	Partially Cleared
Elevation Range	305' to 601'
Primary Soil Type	Complex

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	Completed



Utilities

Water Provider	Town of Winnsboro
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	1,000 feet
Wastewater Provider	Town of Winnsboro
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	1,000 feet
Natural Gas Provider	Town of Winnsboro
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	0 feet
Alternative Gases	None Available
Electric Provider	Dominion Energy
Telecomm Provider	TruVista

Transportation

Road Serving Site	Valencia Rd (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Columbia Metro (33.00 Miles)
Nearest Interstate	I-77 (4.00 Miles)
Nearest Marine Port	Georgetown (136.00 Miles)
Nearest Inland Port	Inland Port Greer (100.00 Miles)
Nearest Intermodal Yard	NS Charlotte (70.00 Miles)

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