

# Pocotaligo Industrial Park

On US Hwy 521 South, about 3 miles south of the intersection of US Hwys 15 and 521. Nine miles north of I-95.

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>   | 2530002016  |
| <b>Park Status</b>  | Pocotaligo Industrial Park  |
| <b>Location</b>     | On US Hwy 521 South, about 3 miles south of the intersection of US Hwys 15 and 521. Nine miles north of I-95. |
| <b>Landuse</b>      | Agricultural (N)<br>Utility Easement (S)<br>Agricultural (E)<br>Undeveloped Land (W)                          |

## Pricing

|                   |                   |
|-------------------|-------------------|
| <b>Pricing</b>    | For Sale          |
| <b>Sale Price</b> | \$12,500 Per Acre |

## Details

|  |                   |
|--|-------------------|
| <b>Total Site Acreage</b>              | 320.00            |
| <b>Developable Acreage</b>             | 231.00            |
| <b>Additional Acreage Available</b>    | Undetermined      |
| <b>Minimum Divisible Acreage</b>       | 5.00              |
| <b>Max Contiguous Developable Site</b> | 320.00            |
| <b>Maximum Building Size</b>           | Undetermined      |
| <b>Site Improvements</b>               | Partially Cleared |
| <b>Elevation Range</b>                 | 145' to 145'      |
| <b>Primary Soil Type</b>               | Loam              |
| <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>Nearest Sewer Line Size</b>        | 12" (Gravity)                             |
| <b>Distance to Nearest Sewer Line</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>              | Propane                                   |
| <b>Electric Provider</b>              | Duke Progress Energy Service Company, LLC |
| <b>Telecomm Provider</b>              | Farmers Telephone Cooperative             |

## Transportation

|                                    |                                 |
|------------------------------------|---------------------------------|
| <b>Road Serving Building</b>       | US Hwy 521 (4 Lanes)            |
| <b>Rail Access</b>                 | CSX Transportation              |
| <b>Runway Access</b>               | No                              |
| <b>Barge Access</b>                | No                              |
| <b>Nearest Interstate</b>          | I-95 (9.00 Miles)               |
| <b>Nearest Port</b>                | Georgetown (77.00 Miles)        |
| <b>Nearest Commercial Airport</b>  | Florence Regional (47.00 Miles) |
| <b>Nearest Intermodal Facility</b> | CSX Charleston (87.00 Miles)    |