

**9124 Charlotte Highway (US 521)**

0010-00-005.00  
Fort Mill, SC 29707



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Lancaster
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Mixed Use
<b>Tax Map ID</b>	0010-00-005.00
<b>Park Status</b>	Southgate Corporate Park
<b>Location</b>	0010-00-005.00
<b>Landuse</b>	Residential (N) Residential (S) Undeveloped Land (E) Residential (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$225,000 Per Acre

**Details**

<b>Total Site Acreage</b>	51.00
<b>Developable Acreage</b>	33.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	5.00
<b>Max Contiguous Developable Site</b>	33.00
<b>Maximum Building Size</b>	750,000.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	Undetermined
<b>Primary Soil Type</b>	Undetermined
<b>Palmetto Sites Program</b>	No

**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>	Lancaster County Water and Sewer District
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	175 feet
<b>Wastewater Provider</b>	Lancaster County Water and Sewer District
<b>Nearest Sewer Line Size</b>	12" (Gravity)
<b>Distance to Nearest Sewer Line</b>	8,000 feet
<b>Natural Gas Provider</b>	Lancaster County Natural Gas Authority
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Comporium Communications

**Transportation**

<b>Road Serving Building</b>	US HWY 521 (4 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No

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