

Rosemont Business Park
 Highway 160 near Highway 521 in Indian Land.
 Fort Mill, SC 29707

County	Lancaster
Municipality	Unincorporated
Zoning	PDD1 Office or Retail
Tax Map ID	0006-00-085.01
Park Status	Rosemont Business Park
Location	Highway 160 near Highway 521 in Indian Land.
Landuse	Residential (N) Light Industrial (S) Undeveloped Land (E) Light Industrial (W)

Pricing	
Pricing	For Sale
Sale Price	\$100,000 to \$125,000 Per Acre

Details	
Total Site Acreage	13.00
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	2.50
Max Contiguous Developable Site	10.30
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	Undetermined
Primary Soil Type	Undetermined
Palmetto Sites Program	No

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	Lancaster County Water and Sewer District
Nearest Water Line Size	8 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Lancaster County Water and Sewer District
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Lancaster County Natural Gas Authority
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	Comporium Communications

Transportation	
Road Serving Building	SC Hwy. 160 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (6.00 Miles)
Nearest Port	Charleston (196.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (19.00 Miles)
Nearest Intermodal Facility	NS Charlotte (20.00 Miles)

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