

Pocotaligo East

U.S. 521 three miles south of Sumter at the corner of 521 and Race Track Road.
Sumter, SC 29153



South Carolina
Department of Commerce

Just right for business.

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|---------------------|--|
| County | Sumter |
| Municipality | Unincorporated |
| Zoning | Agricultural |
| Tax Map ID | 252-000-5029 252-000-5027 |
| Park Status | Stand Alone Site |
| Location | U.S. 521 three miles south of Sumter at the corner of 521 and Race Track Road. |
| Landuse | Heavy Industrial (N) Agricultural (S) Agricultural (E) Commercial (W) |

Pricing

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| Pricing | For Sale |
| Sale Price | \$11,500 Per Acre |

Details

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| Total Site Acreage | 143.86 |
| Developable Acreage | 130.03 |
| Additional Acreage Available | 33.00 |
| Minimum Divisible Acreage | 10.00 |
| Max Contiguous Developable Site | 76.00 |
| Maximum Building Size | 2,000,000.00 |
| Site Improvements | Partially Cleared |
| Elevation Range | 138' to 145' |
| Primary Soil Type | Fine Sandy Loam |
| SC Certification Program | Palmetto Sites |

Due Diligence

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



Utilities

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|---------------------------------------|---|
| Water Provider | City of Sumter |
| Nearest Water Line Size | 12 inches |
| Distance to Nearest Water Line | 10 feet |
| Wastewater Provider | City of Sumter |
| Nearest Sewer Line Size | 18" (Gravity) |
| Distance to Nearest Sewer Line | 850 feet |
| Natural Gas Provider | SCE&G |
| Nearest Gas Line Size | 4" (Distribution) |
| Distance to Nearest Gas Line | On-Site |
| Alternative Gases | Propane |
| Electric Provider | Duke Progress Energy Service Company, LLC |
| Telecomm Provider | Farmers Telephone Cooperative |

Transportation

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| Road Serving Building | U.S. Highway 521 (4 Lanes) |
| Rail Access | CSX Transportation |
| Runway Access | No |
| Barge Access | No |
| Nearest Interstate | I-95 (10.00 Miles) |
| Nearest Port | Charleston (90.00 Miles) |
| Nearest International Airport | Charlotte Douglas International Airport (112.00 Miles) |
| Nearest Commercial Airport | Florence Regional (46.00 Miles) |
| Nearest Intermodal Facility | CSX Charleston (88.00 Miles) |