

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.

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

Pricing	For Sale
Sale Price	\$12,500 Per Acre

Details

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	145' to 145'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	Palmetto Sites

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	Not Completed
Wetlands Delineation	Completed

Utilities

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

Road Serving Building	U.S. Highway 521 (4 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (14.00 Miles)
Nearest Port	Georgetown (78.00 Miles)
Nearest Commercial Airport	Florence Regional (46.00 Miles)
Nearest Intermodal Facility	CSX Charleston (88.00 Miles)