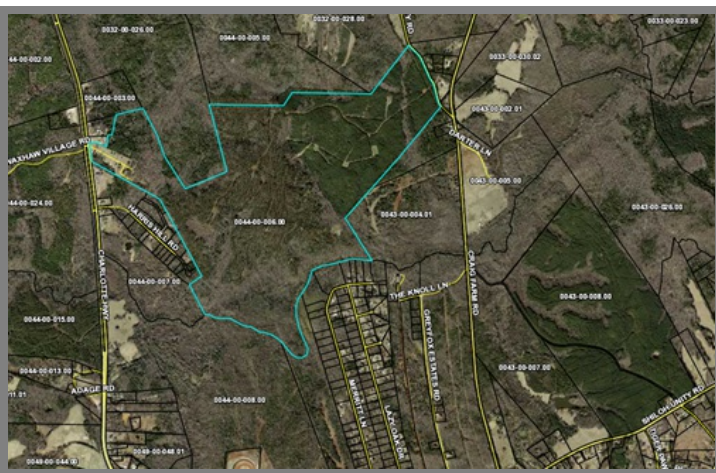


<b>County</b>	Lancaster
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Rural Neighborhood
<b>Tax Map ID</b>	0044-00-006.00
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	US 521 North
<b>Landuse</b>	Forestry/Undeveloped (N) Mixed Use (S) Forestry/Undeveloped (E) Forestry/Undeveloped (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$37,500 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	400.00
<b>Developable Acreage</b>	336.00
<b>Additional Acreage Available</b>	None
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	310.00
<b>Maximum Building Size</b>	999,600.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	582' to 582'
<b>Primary Soil Type</b>	Cecil Soil Material
<b>Palmetto Sites Program</b>	No

<b>Due Diligence</b>	
<b>Cultural Resource Identification Survey</b>	Not Completed
<b>Boundary Survey</b>	Not Completed
<b>Protected Species Assessment</b>	Not Completed
<b>Preliminary Geotechnical Exploration</b>	Not Completed
<b>Phase 1 EPA Site Assessment</b>	Not Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



<b>Utilities</b>	
<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>	20 feet
<b>Wastewater Provider</b>	Service Not Available
<b>Natural Gas Provider</b>	Lancaster County Natural Gas Authority
<b>Gas Line #1 Size</b>	4" (Distribution)
<b>Distance to Gas Line #1</b>	0 feet
<b>Gas Line #2 Size</b>	6" (Distribution)
<b>Distance to Gas Line #2</b>	0 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Comporium Communications

<b>Transportation</b>	
<b>Road Serving Building</b>	US 521 (4 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (17.00 Miles)
<b>Nearest Port</b>	Georgetown (157.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (36.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (37.00 Miles)

US 521 Site, Lancaster  
Lancaster County  
US 521 North  
Lancaster, SC 29720

