

County	Richland
Municipality	Unincorporated
Zoning	M-1: Light Industrial
Tax Map ID	R17301-01-01 R17301-01-02
Park Status	Stand Alone Site
Location	HardScrabble Road
Landuse	Forestry/Undeveloped (N) Commercial (S) Agricultural (E) Transportation (W)

Pricing

Pricing	For Sale
Sale Price	\$35,000 Per Acre

Details

Total Site Acreage	42.11
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	350' to 350'
Primary Soil Type	Complex
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	City of Columbia
Nearest Water Line Size	24 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Columbia
Nearest Sewer Line Size	30" (Gravity)
Distance to Nearest Sewer Line	1,750 feet
Natural Gas Provider	Dominion Energy
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Dominion Energy
Telecomm Provider	Service Not Available

Transportation

Road Serving Building	HardScrabble Road (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (2.00 Miles)
Nearest Port	Charleston (123.00 Miles)
Nearest Commercial Airport	Columbia Metro (17.00 Miles)
Nearest Intermodal Facility	NS Charlotte (85.00 Miles)

I-77 Prezioso Site
Richland County
HardScrabble Road
Columbia, SC 29201

