

# Lazy Hawk Site - 14 Acres

3541 Lazy Hawk Rd  
Rock Hill, SC 29730



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	York
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Business Development District (BD-III)
<b>Tax Map ID</b>	6180000060
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	3541 Lazy Hawk Rd
<b>Landuse</b>	Residential (N) Interstate (S) Interstate (E) Residential (W)

### Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$45,000 Per Acre

### Details

<b>Total Site Acreage</b>	14.00
<b>Developable Acreage</b>	14.00
<b>Additional Acreage Available</b>	40.00
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	14.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	662' to 662'
<b>Primary Soil Type</b>	Sandy Loam
<b>Palmetto Sites Program</b>	No

### Due Diligence

<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



### Utilities

<b>Water Provider</b>	City of Rock Hill
<b>Nearest Water Line Size</b>	8 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	City of Rock Hill
<b>Nearest Sewer Line Size</b>	8" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	York County Natural Gas Authority
<b>Nearest Gas Line Size</b>	4" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Comporium Communications

### Transportation

<b>Road Serving Building</b>	Lazy Hawk Road (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Port</b>	Georgetown (172.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (28.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (30.00 Miles)

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