

L & C Tract L

1 mi E of SC 9/SC 99 Junc, S side of SC 9
Richburg, SC 29729



South Carolina
Department of Commerce

Just right for business.

County	Chester
Municipality	Unincorporated
Zoning	ID-2
Tax Map ID	146-00-00-003-000
Park Status	Stand Alone Site
Location	1 mi E of SC 9/SC 99 Junc, S side of SC 9
Landuse	Agricultural (N) Forestry/Undeveloped (S) Light Industrial (E) Light Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$20,000 Per Acre

Details

Total Site Acreage	198.00
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	36.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	551' to 551'
Primary Soil Type	Fine Sandy Loam
Palmetto Sites Program	No

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	Completed
Wetlands Delineation	Completed



Utilities

Water Provider	Chester Metropolitan District
Nearest Water Line Size	24 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Chester Sewer District
Sewer Line #1 Size	6" (Force)
Distance to Sewer Line #1	On-Site
Sewer Line #2 Size	8" (Force)
Distance to Sewer Line #2	12,800 feet
Natural Gas Provider	Chester County Natural Gas
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Providers	Duke Energy, Fairfield Electric Cooperative
Telecomm Provider	TruVista

Transportation

Road Serving Building	SC Highway 9 (4 Lanes)
Rail Access	Lancaster and Chester
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (7.00 Miles)
Nearest Port	Georgetown (162.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (42.00 Miles)
Nearest Intermodal Facility	NS Charlotte (44.00 Miles)

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