

0 Clipper Road
 0 Clipper Road
 Sumter, SC 29154

County	Sumter
Municipality	City
Zoning	Heavy Industrial
Tax Map ID	2090002011
Park Status	Live Oak Industrial Park
Location	0 Clipper Road
Landuse	Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Heavy Industrial (W)

Pricing	
Pricing	For Sale
Sale Price	\$10,000 to \$20,000 Per Acre

Details	
Total Site Acreage	176.73
Developable Acreage	176.73
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	25.00
Max Contiguous Developable Site	176.73
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	185' to 185'
Primary Soil Type	Sand
SC Certification Program	None

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



Utilities	
Water Provider	City of Sumter
Nearest Water Line Size	15 inches
Distance to Nearest Water Line	12 feet
Wastewater Provider	City of Sumter
Nearest Sewer Line Size	15" (Force)
Distance to Nearest Sewer Line	12 feet
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Progress Energy Service Company, LLC
Telecomm Provider	Farmers Telephone Cooperative

Transportation	
Road Serving Building	Clipper Road (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (16.00 Miles)
Nearest Port	Charleston (91.00 Miles)
Nearest Commercial Airport	Florence Regional (48.00 Miles)
Nearest Intermodal Facility	CSX Charleston (85.00 Miles)

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Just right for business.



