

0 Clipper Road  
 0 Clipper Road  
 Sumter, SC 29154

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

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$10,000 to \$20,000 Per Acre

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

<b>Due Diligence</b>	
<b>Cultural Resource Identification Survey</b>	Not Completed
<b>Boundary Survey</b>	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>	Completed
<b>Wetlands Delineation</b>	Completed



<b>Utilities</b>	
<b>Water Provider</b>	City of Sumter
<b>Nearest Water Line Size</b>	15 inches
<b>Distance to Nearest Water Line</b>	12 feet
<b>Wastewater Provider</b>	City of Sumter
<b>Nearest Sewer Line Size</b>	15" (Force)
<b>Distance to Nearest Sewer Line</b>	12 feet
<b>Natural Gas Provider</b>	SCE&G
<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 Progress Energy Service Company, LLC
<b>Telecomm Provider</b>	Farmers Telephone Cooperative

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

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