

**BRAIP Tract 5**

This site lies on the eastern side of North Wise Drive, just north of the Caterpillar Precision Pins plant. Sumter, SC 29153



**South Carolina**  
Department of Commerce

Just right for business.

|                     |   |
|---------------------|---|
| <b>County</b>       | Sumter  |
| <b>Municipality</b> | Unincorporated  |
| <b>Zoning</b>       | Heavy Industrial  |
| <b>Tax Map ID</b>   | 2310001004  |
| <b>Park Status</b>  | Stand Alone Site  |
| <b>Location</b>     | This site lies on the eastern side of North Wise Drive, just north of the Caterpillar Precision Pins plant. |
| <b>Landuse</b>      | Heavy Industrial (N)<br>Heavy Industrial (S)<br>Undeveloped Land (E)<br>Undeveloped Land (W)                |

**Pricing**

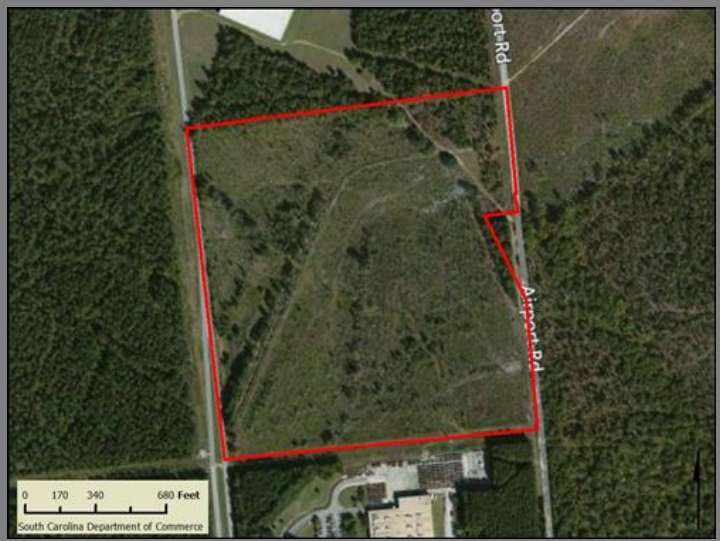
|                   |                     |
|-------------------|---------------------|
| <b>Pricing</b>    | For Sale            |
| <b>Sale Price</b> | \$8,000 to \$25,000 |

**Details**

|  |                 |
|--|-----------------|
| <b>Total Site Acreage</b>              | 59.00           |
| <b>Developable Acreage</b>             | 59.00           |
| <b>Additional Acreage Available</b>    | Undetermined    |
| <b>Minimum Divisible Acreage</b>       | 20.00           |
| <b>Max Contiguous Developable Site</b> | 59.00           |
| <b>Maximum Building Size</b>           | Undetermined    |
| <b>Site Improvements</b>               | Forested        |
| <b>Elevation Range</b>                 | 178' to 180'    |
| <b>Primary Soil Type</b>               | Fine Sandy Loam |
| <b>SC Certification Program</b>        | None            |

**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 Sumter                   |
| <b>Nearest Water Line Size</b>        | 12 inches                        |
| <b>Distance to Nearest Water Line</b> | On-Site                          |
| <b>Wastewater Provider</b>            | City of Sumter                   |
| <b>Nearest Sewer Line Size</b>        | 15" (Force)                      |
| <b>Distance to Nearest Sewer Line</b> | On-Site                          |
| <b>Natural Gas Provider</b>           | Service Not Available            |
| <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>              | Black River Electric Cooperative |
| <b>Telecomm Provider</b>              | Service Not Available            |

**Transportation**

|                                      |                                 |
|--------------------------------------|---------------------------------|
| <b>Road Serving Building</b>         | North Wise Drive (4 Lanes)      |
| <b>Rail Access</b>                   | No                              |
| <b>Runway Access</b>                 | No                              |
| <b>Barge Access</b>                  | No                              |
| <b>Nearest Interstate</b>            | I-95 (19.00 Miles)              |
| <b>Nearest Port</b>                  | Georgetown (86.00 Miles)        |
| <b>Nearest International Airport</b> | (105.00 Miles)                  |
| <b>Nearest Commercial Airport</b>    | Florence Regional (45.00 Miles) |
| <b>Nearest Intermodal Facility</b>   | CSX Charleston (94.00 Miles)    |