

County	Jasper
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	048-00-01-009 048-00-01-010 048-00-01-012
Park Status	Cypress Ridge Business Park (Total Park Acreage: 256.00 Acres)
Location	4427 Grays Highway (Highway 278)
Landuse	Agricultural (N) Undeveloped Land (S) Light Industrial (E) Light Industrial (W)



Pricing

Pricing	For Sale
Sale Price	\$12,000 Per Acre

Details

Total Available Acreage	205.00
Developable Acreage	119.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	33.00
Maximum Building Size	315,000.00
Site Improvements	Cleared
Elevation Range	53' to 86'
Primary Soil Type	Association

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	Town of Ridgeland
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Town of Ridgeland
Sewer Line #1 Size	10" (Gravity)
Distance to Sewer Line #1	On-Site
Sewer Line #2 Size	8" (Force)
Distance to Sewer Line #2	On-Site
Natural Gas Provider	Service Not Available
Distance to Nearest Gas Line	10,000 feet
Alternative Gases	None Available
Electric Provider	Palmetto Electric Cooperative
Telecomm Providers	CenturyLink, Hargray Communications

Transportation

Road Serving Site	Highway 278 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Savannah International (35.00 Miles)
Nearest Interstate	I-95 (5.00 Miles)
Nearest Marine Port	Savannah (38.00 Miles)
Nearest Inland Port	Dillon Inland Port (175.00 Miles)
Nearest Intermodal Yard	CSX Savannah (39.00 Miles)

Cypress Ridge Business Park
 Jasper County
 4427 Grays Highway (Highway 278)
 Ridgeland, SC 29936

