

County	Abbeville
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	153-00-00-022
Park Status	Stand Alone Site
Location	S of SC72, E side of Calhoun Falls
Landuse	Agricultural (N) Residential (S) Agricultural (E) Residential (W)

Pricing	
Pricing	For Sale
Sale Price	\$5,000 Per Acre

Details	
Total Available Acreage	25.46
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	542' to 542'
Primary Soil Type	Fine Sandy Loam

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



Utilities	
Water Provider	Town of Calhoun Falls
Nearest Water Line Size	16 inches
Distance to Nearest Water Line	7,920 feet
Wastewater Provider	Town of Calhoun Falls
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Dominion Energy
Nearest Gas Line Size	2" (Distribution)
Distance to Nearest Gas Line	10 feet
Alternative Gases	None Available
Electric Provider	Dominion Energy
Telecomm Provider	West Carolina Telephone Company

Transportation	
Road Serving Site	SC 72 (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Augusta Regional (73.00 Miles)
Nearest Interstate	I-85 (40.00 Miles)
Nearest Marine Port	Savannah (194.00 Miles)
Nearest Inland Port	Inland Port Greer (77.00 Miles)
Nearest Intermodal Yard	NS Greer (77.00 Miles)

Calhoun Falls Ind. Site A
Abbeville County
S of SC72, E side of Calhoun Falls
Calhoun Falls, SC 29628

