

BRAIP Tract 2

This property borders both Jefferson Road and North Wise Drive in the Black River Airport Industrial Park. Sumter, SC 29153

| | |
|---------------------|--|
| County | Sumter |
| Municipality | Unincorporated |
| Zoning | Heavy Industrial |
| Tax Map ID | 2310001004 |
| Park Status | Black River Airport Industrial Park |
| Location | This property borders both Jefferson Road and North Wise Drive in the Black River Airport Industrial Park. |
| Landuse | Undeveloped Land (N) Heavy Industrial (S) Heavy Industrial (E) Undeveloped Land (W) |

Pricing

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|-------------------|------------------------------|
| Pricing | For Sale |
| Sale Price | \$8,000 to \$25,000 Per Acre |

Details

| | |
|--|-----------------|
| Total Site Acreage | 194.00 |
| Developable Acreage | 194.00 |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | 20.00 |
| Max Contiguous Developable Site | 194.00 |
| Maximum Building Size | Undetermined |
| Site Improvements | Forested |
| Elevation Range | 180' to 180' |
| Primary Soil Type | Fine Sandy Loam |
| SC Certification Program | Certified Park |

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 | City of Sumter |
| Nearest Water Line Size | 12 inches |
| Distance to Nearest Water Line | On-Site |
| Wastewater Provider | City of Sumter |
| Nearest Sewer Line Size | 15" (Force) |
| Distance to Nearest Sewer Line | On-Site |
| Natural Gas Provider | SCE&G |
| Nearest Gas Line Size | 0" (Intrastate Transmission) |
| Distance to Nearest Gas Line | On-Site |
| Alternative Gases | None Available |
| Electric Provider | Black River Electric Cooperative |
| Telecomm Provider | Farmers Telephone Cooperative |

Transportation

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

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Sumter, SC 29153



South Carolina
Department of Commerce

Just right for business.

