

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

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)