

County	Chester
Municipality	Unincorporated
Zoning	ID-1
Tax Map ID	097-00-00-031-000
Park Status	Stand Alone Site
Location	SC Highway 9
Landuse	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$25,000 Per Acre

Details

Total Site Acreage	310.00
Developable Acreage	219.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	292.00
Max Contiguous Developable Site	65.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	592' to 592'
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	Chester Metropolitan District
Nearest Water Line Size	24 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Chester Sewer District
Nearest Sewer Line Size	6" (Force)
Distance to Nearest Sewer Line	6,000 feet
Natural Gas Provider	Chester County Natural Gas
Gas Line #1 Size	8" (Distribution)
Distance to Gas Line #1	On-Site
Gas Line #2 Size	6" (Distribution)
Distance to Gas Line #2	13,200 feet
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	TruVista

Transportation

Road Serving Building	SC Highway 9 (4 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (9.00 Miles)
Nearest Port	Charleston (171.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (41.00 Miles)
Nearest Intermodal Facility	NS Charlotte (43.00 Miles)

L & C Tract P Industrial Site
Chester County
SC Highway 9
Chester, SC 29706

