

County	Chester
Municipality	Unincorporated
Zoning	ID-2
Tax Map ID	147-00-00-004-000
Park Status	Stand Alone Site
Location	3.5mi SE of SC 99/SC9 intersection
Landuse	Light Industrial (N) Agricultural (S) Agricultural (E) Light Industrial (W)

Pricing	
Pricing	For Sale
Sale Price	\$15,000 to \$25,000 Per Acre

Details	
Total Site Acreage	309.00
Developable Acreage	283.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	474' to 474'
Primary Soil Type	Fine Sandy Loam
Palmetto Sites Program	No

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
Water Line #1 Size	16 inches
Distance to Water Line #1	On-Site
Water Line #2 Size	10 inches
Distance to Water Line #2	On-Site
Wastewater Provider	Chester Sewer District
Sewer Line #1 Size	14" (Force)
Distance to Sewer Line #1	On-Site
Sewer Line #2 Size	8" (Gravity)
Distance to Sewer Line #2	On-Site
Natural Gas Provider	Chester County Natural Gas
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	TruVista

Transportation	
Road Serving Building	SC Highway 99 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (9.00 Miles)
Nearest Port	Charleston (163.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (45.00 Miles)
Nearest Intermodal Facility	NS Charlotte (47.00 Miles)

Chester Research and Development Park
Chester County
3.5mi SE of SC 99/SC9 intersection
Richburg, SC 29729

