

Waterford Business Park - Site A1

Dave Lyle Blvd
Rock Hill, SC 29730



South Carolina
Department of Commerce

Just right for business.

County	York
Municipality	City
Zoning	IG - Industrial General
Tax Map ID	7000101094; 7000101036; 7000101017; 7000101030; 7000101013
Park Status	Stand Alone Site
Location	Dave Lyle Blvd
Landuse	Recreation (N) Undeveloped Land (S) Residential (E) Commercial (W)

Pricing

Pricing	For Sale
Sale Price	\$55,000 to \$60,000 Per Acre

Details

Total Site Acreage	15.01
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	37,000.00
Site Improvements	Partially Cleared
Elevation Range	530' to 558'
Primary Soil Type	Clay Loam
Palmetto Sites Program	No

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	City of Rock Hill
Nearest Water Line Size	24 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Rock Hill
Nearest Sewer Line Size	18" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	York County Natural Gas Authority
Nearest Gas Line Size	2" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Providers	City of Rock Hill, York Electric Cooperative
Telecomm Provider	Comporium Communications

Transportation

Road Serving Building	Dave Lyle Blvd (5 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (2.00 Miles)
Nearest Port	Georgetown (173.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (21.00 Miles)
Nearest Intermodal Facility	NS Charlotte (24.00 Miles)

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