

<b>County</b>	Lancaster
<b>Municipality</b>	City
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	0155-00-023.00, 0142-00-134.00, 0155-00-024.01, 0156-00-002.01
<b>Park Status</b>	Town of Kershaw Commerce Park
<b>Location</b>	US 521 and Railroad Avenue
<b>Landuse</b>	Undeveloped Land (N) Residential (S) Mixed Use (E) Undeveloped Land (W)

**Pricing**

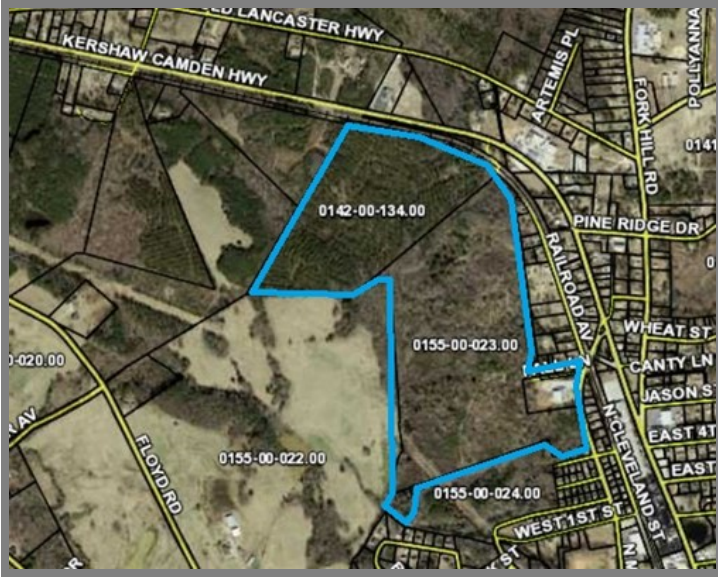
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$10,000 to \$20,000 Per Acre

**Details**

<b>Total Site Acreage</b>	127.00
<b>Developable Acreage</b>	92.00
<b>Additional Acreage Available</b>	235.00
<b>Minimum Divisible Acreage</b>	5.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	550,000.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	556' to 556'
<b>Primary Soil Type</b>	Clay Loam
<b>Palmetto Sites Program</b>	No

**Due Diligence**

<b>Cultural Resource Identification Survey</b>	Completed
<b>Boundary Survey</b>	Completed
<b>Protected Species Assessment</b>	Completed
<b>Preliminary Geotechnical Exploration</b>	Completed
<b>Phase 1 EPA Site Assessment</b>	Completed
<b>Topographical Survey</b>	Completed
<b>Wetlands Delineation</b>	Completed



**Utilities**

<b>Water Provider</b>	Lancaster County Water and Sewer District
<b>Water Line #1 Size</b>	6 inches
<b>Distance to Water Line #1</b>	100 feet
<b>Water Line #2 Size</b>	12 inches
<b>Distance to Water Line #2</b>	3,600 feet
<b>Wastewater Provider</b>	Town of Kershaw Water & Sewer
<b>Nearest Sewer Line Size</b>	10" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Lancaster County Natural Gas Authority
<b>Nearest Gas Line Size</b>	4" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Comporium Communications

**Transportation**

<b>Road Serving Building</b>	US 521 (2 Lanes)
<b>Rail Access</b>	Lancaster and Chester
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-20 (25.00 Miles)
<b>Nearest Port</b>	Georgetown (133.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (56.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (57.00 Miles)

Town of Kershaw Commerce Park  
Lancaster County  
US 521 and Railroad Avenue  
Kershaw, SC 29067

