

County	Lancaster
Municipality	Unincorporated
Zoning	I-1
Tax Map ID	0122-00-076.00
Park Status	Heath Springs Industrial Park
Location	US 521 and Heath Springs Industrial Drive
Landuse	Light Industrial (N) School (S) Agricultural (E) Public Safety (W)

Pricing	
Pricing	For Sale
Sale Price	\$5,000 Per Acre

Details	
Total Site Acreage	68.00
Developable Acreage	46.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	3.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	680' to 723'
Primary Soil Type	Fine Sandy 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	Town of Heath Springs Water and Sewer
Nearest Water Line Size	10 inches
Distance to Nearest Water Line	50 feet
Wastewater Provider	Town of Heath Springs Water and Sewer
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	50 feet
Natural Gas Provider	Lancaster County Natural Gas Authority
Nearest Gas Line Size	2" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Lynches River Electric Cooperative
Telecomm Provider	Comporium Communications

Transportation	
Road Serving Building	Hwy 521 South (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (26.00 Miles)
Nearest Port	Georgetown (146.00 Miles)
Nearest Commercial Airport	Columbia Metro (68.00 Miles)
Nearest Intermodal Facility	NS Charlotte (80.00 Miles)

Heath Springs Industrial Park
Lancaster County
US 521 and Heath Springs Industrial Drive
Heath Springs, SC 29058

