

<b>County</b>	Richland
<b>Municipality</b>	City
<b>Zoning</b>	GC
<b>Tax Map ID</b>	17200-02-11
<b>Park Status</b>	Carolina Research Park
<b>Location</b>	SEC POWell Road and Technology Circle
<b>Landuse</b>	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Undeveloped Land (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$50,076 Per Acre

**Details**

<b>Total Site Acreage</b>	26.36
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	376' to 376'
<b>Primary Soil Type</b>	Loam
<b>Palmetto Sites Program</b>	No

**Due Diligence**

<b>Cultural Resource Identification Survey</b>	Not Completed
<b>Boundary Survey</b>	Not Completed
<b>Protected Species Assessment</b>	Not Completed
<b>Preliminary Geotechnical Exploration</b>	Not Completed
<b>Phase 1 EPA Site Assessment</b>	Not Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



**Utilities**

<b>Water Provider</b>	City of Columbia
<b>Nearest Water Line Size</b>	2 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	City of Columbia
<b>Nearest Sewer Line Size</b>	1" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	1" (Distribution)
<b>Distance to Nearest Gas Line</b>	1 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Dominion Energy
<b>Telecomm Provider</b>	SCE&G

**Transportation**

<b>Road Serving Building</b>	0 (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (1.00 Mile)
<b>Nearest Port</b>	Charleston (122.00 Miles)
<b>Nearest Commercial Airport</b>	Columbia Metro (16.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (85.00 Miles)

Carolina Research Park  
Richland County  
SEC POWell Road and Technology Circle  
Columbia, SC 29203

