

**Walter B. Brown II Park**  
 E of Cook Rd .25 mi NW of exit 32 on I-77  
 Ridgeway, SC 29130

<b>County</b>	Fairfield
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	I-1
<b>Tax Map ID</b>	184-00-00-071-000
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	E of Cook Rd .25 mi NW of exit 32 on I-77
<b>Landuse</b>	Light Industrial (N) Undeveloped Land (S) Transportation (E) Commercial (W)

**Pricing**

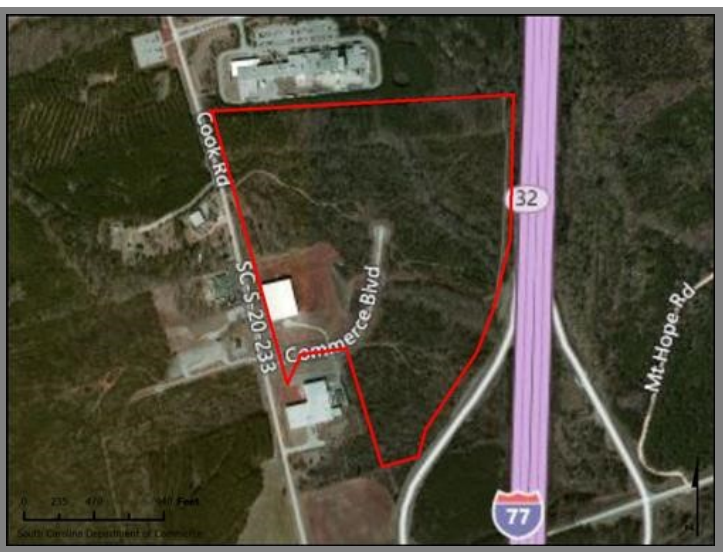
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$10,000 to \$15,000 Per Acre

**Details**

<b>Total Site Acreage</b>	66.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	413' to 523'
<b>Primary Soil Type</b>	loam, loamy sand
<b>SC Certification Program</b>	None

**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>	Town of Winnsboro
<b>Nearest Water Line Size</b>	10 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Town of Winnsboro
<b>Nearest Sewer Line Size</b>	8" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Town of Winnsboro
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	SCE&G
<b>Telecomm Provider</b>	TruVista

**Transportation**

<b>Road Serving Building</b>	Cook Road (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (3.00 Miles)
<b>Nearest Port</b>	Charleston (137.00 Miles)
<b>Nearest Commercial Airport</b>	Columbia Metro (30.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (72.00 Miles)

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