

Oliphant #1 Industrial Site
 InNE quad of SC 9/SR 186 junc, E of SR 186
 Chester, SC 29706

County	Chester
Municipality	Unincorporated
Zoning	ID-2
Tax Map ID	097-00-00-030-000
Park Status	Stand Alone Site
Location	InNE quad of SC 9/SR 186 junc, E of SR 186
Landuse	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

Pricing	
Pricing	For Sale
Sale Price	\$35,000 Per Acre

Details	
Total Available Acreage	122.00
Developable Acreage	110.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	93.00
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	490' to 542'
Primary Soil Type	Fine Sandy Loam

Due Diligence	
Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities	
Water Provider	Chester Metropolitan District
Water Line #1 Size	12 inches
Distance to Water Line #1	On-Site
Water Line #2 Size	24 inches
Distance to Water Line #2	On-Site
Wastewater Provider	Chester Sewer District
Nearest Sewer Line Size	6" (Force)
Distance to Nearest Sewer Line	5,100 feet
Natural Gas Provider	Chester County Natural Gas
Nearest Gas Line Size	8" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	TruVista

Transportation	
Road Serving Site	SC Highway 9 (4 Lanes)
Rail Access	Lancaster and Chester
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Charlotte/Douglas International (40.00 Miles)
Nearest Interstate	I-77 (10.00 Miles)
Nearest Marine Port	Charleston (171.00 Miles)
Nearest Inland Port	Inland Port Greer (71.00 Miles)
Nearest Intermodal Yard	NS Charlotte (42.00 Miles)

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