

I-77 and Porter Road - Walker Site

Oak Pond Road
Rock Hill, SC 29730



South Carolina
Department of Commerce

Just right for business.

County	York
Municipality	Unincorporated
Zoning	UD
Tax Map ID	6750000065, 6750000064
Park Status	Stand Alone Site
Location	Oak Pond Road
Landuse	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Residential (W)

Pricing

Pricing	For Sale
Sale Price	\$38,000 Per Acre

Details

Total Site Acreage	88.36
Developable Acreage	Undetermined
Additional Acreage Available	180.20
Minimum Divisible Acreage	20.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	1,000,000.00
Site Improvements	Forested
Elevation Range	672' to 672'
Primary Soil Type	Friable Materials
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	City of Rock Hill
Nearest Water Line Size	16 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Rock Hill
Nearest Sewer Line Size	24" (Gravity)
Distance to Nearest Sewer Line	5,300 feet
Natural Gas Provider	York County Natural Gas Authority
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	3,900 feet
Alternative Gases	None Available
Electric Providers	Duke Energy, York Electric Cooperative
Telecomm Provider	Comporium Communications

Transportation

Road Serving Building	Oak Pond Rd (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-Location 1 (1.00 Mile)
Nearest Port	Georgetown (169.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (26.00 Miles)
Nearest Intermodal Facility	NS Charlotte (29.00 Miles)

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