

# Darlington Tech College Foundation Park

122 Palmetto Road  
Darlington, SC 29532



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Darlington
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	186-00-02-010 186-00-02-002 186-00-02-008 186-00-02-005
<b>Park Status</b>	TECH Foundation Park (Total Park Acreage: 143.00 Acres)
<b>Location</b>	122 Palmetto Road
<b>Landuse</b>	Agricultural (N) Residential (S) Agricultural (E) Residential (W)

## Pricing

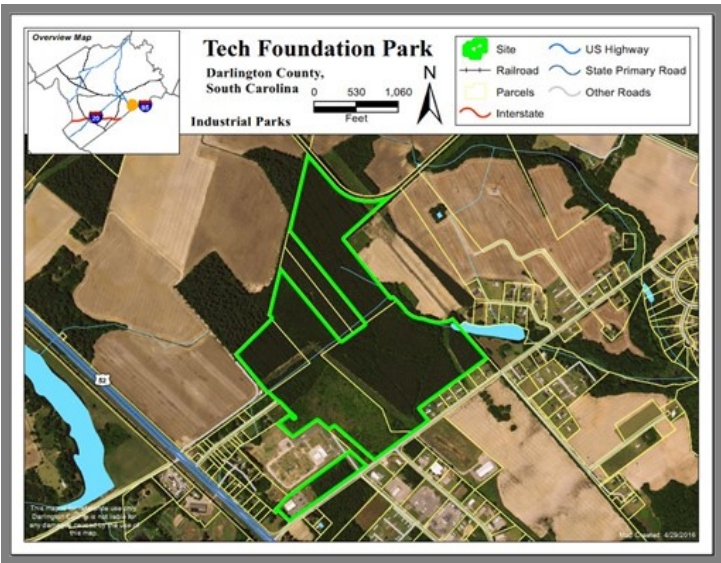
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$15,000 Per Acre

## Details

<b>Total Available Acreage</b>	124.40
<b>Developable Acreage</b>	120.50
<b>Additional Acreage Available</b>	250.00
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	34.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	130' to 141'
<b>Primary Soil Type</b>	Loamy Sand

## 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>	Not Completed
<b>Wetlands Delineation</b>	Completed



## Utilities

<b>Water Provider</b>	Darlington County Water & Sewer Authority
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Darlington County Water & Sewer Authority
<b>Nearest Sewer Line Size</b>	8" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	1,400 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Progress Energy Service Company, LLC
<b>Telecomm Provider</b>	AT&T

## Transportation

<b>Road Serving Site</b>	Palmetto Road (2 Lanes)
<b>Rail Access</b>	South Carolina Central Railroad
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Florence Regional (9.00 Miles)
<b>Nearest Interstate</b>	I-95 (3.00 Miles)
<b>Nearest Marine Port</b>	Georgetown (97.00 Miles)
<b>Nearest Inland Port</b>	Dillon Inland Port (32.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Charlotte (106.00 Miles)

# Darlington Tech College Foundation Park

Darlington County  
122 Palmetto Road  
Darlington, SC 29532



**South Carolina**  
Department of Commerce

Just right for business.

