

<b>County</b>	York
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Planned Development (PD)
<b>Tax Map ID</b>	4880000008
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	HWY 274 & Damiler Blvd
<b>Landuse</b>	Residential (N) Undeveloped Land (S) Residential (E) Undeveloped Land (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$24,000 to \$50,000 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	396.00
<b>Developable Acreage</b>	261.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	80.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	691' to 691'
<b>Primary Soil Type</b>	Alluvial
<b>Palmetto Sites Program</b>	No

<b>Due Diligence</b>	
<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>	Completed
<b>Phase 1 EPA Site Assessment</b>	Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



<b>Utilities</b>	
<b>Water Provider</b>	York County
<b>Wastewater Provider</b>	York County
<b>Natural Gas Provider</b>	York County Natural Gas Authority
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Service Not Available

<b>Transportation</b>	
<b>Road Serving Building</b>	Daimler Blvd (4 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (14.00 Miles)
<b>Nearest Port</b>	Georgetown (192.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (21.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charlotte (25.00 Miles)

Daimler Site  
York County  
HWY 274 & Damiler Blvd  
Lake Wylie, SC 29710

