

County	York
Municipality	Unincorporated
Zoning	Industrial (ID)
Tax Map ID	4900000044 4900000011
Park Status	Stand Alone Site
Location	HWY 274 and Campbell Rd.
Landuse	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Undeveloped Land (W)

Pricing	
Pricing	For Sale
Sale Price	\$25,000 Per Acre

Details	
Total Site Acreage	172.00
Developable Acreage	Undetermined
Additional Acreage Available	230.00
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	672' to 672'
Primary Soil Type	Clay Loam
Palmetto Sites Program	No

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	York County
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	York County
Nearest Sewer Line Size	12" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	York County Natural Gas Authority
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Providers	York Electric Cooperative, Duke Energy
Telecomm Provider	Comporium Communications

Transportation	
Road Serving Building	SC HWY 274 (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (12.00 Miles)
Nearest Port	Georgetown (190.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (23.00 Miles)
Nearest Intermodal Facility	CSX Charlotte (27.00 Miles)

HWY 274 Steadman Site
York County
HWY 274 and Campbell Rd.
Lake Wylie, SC 29745

