

# Edgewater Corporate Park Lot 4

Langers Way  
Fort Mill, SC 29707



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Lancaster
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	RB: Regional Business
<b>Tax Map ID</b>	0008-00-026.09
<b>Park Status</b>	Edgewater Corporate Park
<b>Location</b>	Langers Way
<b>Landuse</b>	Mixed Use (N) Mixed Use (S) Commercial (E) Mixed Use (W)

Pricing	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$40,107 Per Acre

Details	
<b>Total Site Acreage</b>	3.74
<b>Developable Acreage</b>	3.74
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	3.74
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Cleared
<b>Elevation Range</b>	600' to 600'
<b>Primary Soil Type</b>	Fine Sandy Loam
<b>Palmetto Sites Program</b>	No

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



Utilities	
<b>Water Provider</b>	Lancaster County Water and Sewer District
<b>Nearest Water Line Size</b>	8 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Lancaster County Water and Sewer District
<b>Nearest Sewer Line Size</b>	8" (Force)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Lancaster County Natural Gas Authority
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	York County Electric Cooperative
<b>Telecomm Provider</b>	Comporium Communications

Transportation	
<b>Road Serving Building</b>	Langers Way (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (8.00 Miles)
<b>Nearest Port</b>	Georgetown (172.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (19.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (19.00 Miles)

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