

# Hinson Site

The Hinson Site is located in Indian Land, SC, 29.4 miles from Charlotte.  
 Van Wyck, SC 29720



**South Carolina**  
 Department of Commerce

Just right for business.

<b>County</b>	Lancaster
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	r30p r30s
<b>Tax Map ID</b>	0019-00-023.01, 0019-00-018.00, 0019-00-019.00, 0020-00-001.00, 0015-00-046.00, 0015-00-047.00 only partial-straddles NC 521, 0015-00-046.02, 0015-00-046.01, 0019-00-019.02, 0019-00-019.01, 0016-00-066.01
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	The Hinson Site is located in Indian Land, SC, 29.4 miles from Charlotte.
<b>Landuse</b>	Residential (N) Undeveloped Land (S) Undeveloped Land (E) Residential (W)

## Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$35,000 to \$50,000 Per Acre

## Details

<b>Total Site Acreage</b>	890.00
<b>Developable Acreage</b>	600.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	50.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	459' to 599'
<b>Primary Soil Type</b>	Clay 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>	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>Water Line #1 Size</b>	12 inches
<b>Distance to Water Line #1</b>	On-Site
<b>Water Line #2 Size</b>	30 inches
<b>Distance to Water Line #2</b>	5,000 feet
<b>Wastewater Provider</b>	Lancaster County Water and Sewer District
<b>Nearest Sewer Line Size</b>	20" (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>	4" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	York County Electric Cooperative, Duke Energy
<b>Telecomm Provider</b>	Comporium Communications

## Transportation

<b>Road Serving Building</b>	US HWY 521 (4 Lanes)
<b>Rail Access</b>	CSX Transportation
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (14.00 Miles)
<b>Nearest Port</b>	Charleston (188.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (26.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (26.00 Miles)

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