

Race Track Road at the intersection of Racetrack Rd. and CSX Longitude 80 18'9" Latitude 33 51"50" Sumter, SC 29153



County	Sumter
Municipality	Unincorporated
Zoning	Agricultural Conservation
Tax Map ID	264-000-1044
Park Status	Stand Alone Site
Location	Race Track Road at the intersection of Racetrack Rd. and CSX Longitude 80 18'9" Latitude 33 51"50"
Landuse	Agricultural (N) Agricultural (S) Agricultural (E) Agricultural (W)

Pricing

Pricing	For Sale
Sale Price	\$11,500 Per Acre

Details

Total Site Acreage	76.00
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	120.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	129' to 145'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	None

Due Diligence

Cultural Resource Identification Survey	Not Completed
Boundary Survey	Not Completed
Protected Species Assessment	Not Completed
Preliminary Geotechnical Exploration	Not Completed
Phase 1 EPA Site Assessment	Not Completed
Topographical Survey	Not Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	City of Sumter
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	10 feet
Wastewater Provider	City of Sumter
Nearest Sewer Line Size	15" (Gravity)
Distance to Nearest Sewer Line	1,500 feet
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	1,500 feet
Alternative Gases	None Available
Electric Provider	Duke Progress Energy Service Company, LLC
Telecomm Provider	Service Not Available

Transportation

Road Serving Building	Racetrack Road (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (15.00 Miles)
Nearest Port	Georgetown (78.00 Miles)
Nearest Commercial Airport	Florence Regional (46.00 Miles)
Nearest Intermodal Facility	CSX Charleston (88.00 Miles)