

<b>County</b>	Lancaster
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	0133-00-013.00
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	Hwy. 521/Charlotte Hwy.
<b>Landuse</b>	Light Industrial (N) Residential (S) Undeveloped Land (E) Residential (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$7,500 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	58.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	48.00
<b>Minimum Divisible Acreage</b>	5.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	650' to 712'
<b>Primary Soil Type</b>	Fine Sandy Loam
<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>	Not Completed
<b>Phase 1 EPA Site Assessment</b>	Not Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



<b>Utilities</b>	
<b>Water Provider</b>	Town of Heath Springs Water and Sewer
<b>Nearest Water Line Size</b>	10 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Town of Heath Springs Water and Sewer
<b>Nearest Sewer Line Size</b>	8" (Gravity)
<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>	2" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Lynches River Electric Cooperative
<b>Telecomm Provider</b>	Service Not Available

<b>Transportation</b>	
<b>Road Serving Building</b>	US HWY 521 (2 Lanes)
<b>Rail Access</b>	Lancaster and Chester
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (27.00 Miles)
<b>Nearest Port</b>	Georgetown (146.00 Miles)
<b>Nearest Commercial Airport</b>	Columbia Metro (68.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (81.00 Miles)

**Ann Taylor Industrial Site**  
Lancaster County  
Hwy. 521/Charlotte Hwy.  
Heath Springs, SC 29058



Just right for business.

