

**L & C Tract J**

SE quad SC 9/SC 901, SE side of Richburg  
Richburg, SC 29729



**South Carolina**  
Department of Commerce

Just right for business.

|                     |  |
|---------------------|--|
| <b>County</b>       | Chester  |
| <b>Municipality</b> | Unincorporated   |
| <b>Zoning</b>       | ID-2   |
| <b>Tax Map ID</b>   | 125-00-00-021-000  |
| <b>Park Status</b>  | Stand Alone Site   |
| <b>Location</b>     | SE quad SC 9/SC 901, SE side of Richburg   |
| <b>Landuse</b>      | Light Industrial (N)<br>Light Industrial (S)<br>Light Industrial (E)<br>Light Industrial (W) |

**Pricing**

|                   |                   |
|-------------------|-------------------|
| <b>Pricing</b>    | For Sale          |
| <b>Sale Price</b> | \$20,000 Per Acre |

**Details**

|  |              |
|--|--------------|
| <b>Total Site Acreage</b>              | 275.00       |
| <b>Developable Acreage</b>             | 150.00       |
| <b>Additional Acreage Available</b>    | Undetermined |
| <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>                 | 587' to 587' |
| <b>Primary Soil Type</b>               | Loam         |
| <b>Palmetto Sites Program</b>          | No           |

**Due Diligence**

|  |           |
|--|-----------|
| <b>Cultural Resource Identification Survey</b> | Completed |
| <b>Boundary Survey</b>                         | Completed |
| <b>Protected Species Assessment</b>            | Completed |
| <b>Preliminary Geotechnical Exploration</b>    | Completed |
| <b>Phase 1 EPA Site Assessment</b>             | Completed |
| <b>Topographical Survey</b>                    | Completed |
| <b>Wetlands Delineation</b>                    | Completed |



**Utilities**

|                                  |                               |
|----------------------------------|-------------------------------|
| <b>Water Provider</b>            | Chester Metropolitan District |
| <b>Water Line #1 Size</b>        | 24 inches                     |
| <b>Distance to Water Line #1</b> | On-Site                       |
| <b>Water Line #2 Size</b>        | 16 inches                     |
| <b>Distance to Water Line #2</b> | On-Site                       |
| <b>Wastewater Provider</b>       | Chester Sewer District        |
| <b>Sewer Line #1 Size</b>        | 8" (Gravity)                  |
| <b>Distance to Sewer Line #1</b> | On-Site                       |
| <b>Sewer Line #2 Size</b>        | 8" (Force)                    |
| <b>Distance to Sewer Line #2</b> | On-Site                       |
| <b>Natural Gas Provider</b>      | Chester County Natural Gas    |
| <b>Gas Line #1 Size</b>          | 2" (Distribution)             |
| <b>Distance to Gas Line #1</b>   | On-Site                       |
| <b>Gas Line #2 Size</b>          | 8" (Distribution)             |
| <b>Distance to Gas Line #2</b>   | On-Site                       |
| <b>Alternative Gases</b>         | None Available                |
| <b>Electric Provider</b>         | Duke Energy                   |
| <b>Telecomm Provider</b>         | TruVista                      |

**Transportation**

|                                    |   |
|------------------------------------|---|
| <b>Road Serving Building</b>       | SC Hwy 9 (4 Lanes)                            |
| <b>Rail Access</b>                 | Lancaster and Chester                         |
| <b>Runway Access</b>               | No  |
| <b>Barge Access</b>                | No  |
| <b>Nearest Interstate</b>          | I-77 (4.00 Miles)                             |
| <b>Nearest Port</b>                | Georgetown (164.00 Miles)                     |
| <b>Nearest Commercial Airport</b>  | Charlotte/Douglas International (39.00 Miles) |
| <b>Nearest Intermodal Facility</b> | NS Charlotte (41.00 Miles)                    |

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