

# Saluda County Commerce Park (West)

West of 782 Columbia Highway (US 378), Saluda, South Carolina, formerly known as the Milliken site. Intersection of US 378 and N. Bouknight Ferry Road. Saluda, SC 29138

<b>County</b>	Saluda
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	099-00-00-016
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	West of 782 Columbia Highway (US 378), Saluda, South Carolina, formerly known as the Milliken site. Intersection of US 378 and N. Bouknight Ferry Road.
<b>Landuse</b>	Commercial (N) Undeveloped Land (S) Light Industrial (E) Residential (W)

## Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$10,000 Per Acre

## Details

<b>Total Site Acreage</b>	75.50
<b>Developable Acreage</b>	58.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	5.00
<b>Max Contiguous Developable Site</b>	58.00
<b>Maximum Building Size</b>	300,000.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	396' to 432'
<b>Primary Soil Type</b>	Alluvial
<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>	Completed
<b>Wetlands Delineation</b>	Completed



## Utilities

<b>Water Provider</b>	Saluda Commission of Public Works
<b>Nearest Water Line Size</b>	10 inches
<b>Distance to Nearest Water Line</b>	25 feet
<b>Wastewater Provider</b>	Saluda Commission of Public Works
<b>Sewer Line #1 Size</b>	15" (Gravity)
<b>Distance to Sewer Line #1</b>	200 feet
<b>Sewer Line #2 Size</b>	8" (Force)
<b>Distance to Sewer Line #2</b>	200 feet
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	4" (Distribution)
<b>Distance to Nearest Gas Line</b>	100 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Dominion Energy
<b>Telecomm Provider</b>	Service Not Available

## Transportation

<b>Road Serving Building</b>	US Highway 378 (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (26.00 Miles)
<b>Nearest Port</b>	Charleston (144.00 Miles)
<b>Nearest Commercial Airport</b>	Columbia Metro (40.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (118.00 Miles)

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