

**Hall Site**

Located on SC 72 beside Moonlight Bridge Road  
 Calhoun Falls, SC 29628



**South Carolina**  
 Department of Commerce

Just right for business.

<b>County</b>	Abbeville
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Basic Industrial
<b>Tax Map ID</b>	155-00-00-050
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	Located on SC 72 beside Moonlight Bridge Road
<b>Landuse</b>	Agricultural (N) Light Industrial (S) Agricultural (E) Agricultural (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$3,500 to \$6,000 Per Acre

**Details**

<b>Total Available Acreage</b>	119.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdividable
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	520' to 520'
<b>Primary Soil Type</b>	Loam

**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>	Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



**Utilities**

<b>Water Provider</b>	City of Abbeville
<b>Nearest Water Line Size</b>	16 inches
<b>Distance to Nearest Water Line</b>	600 feet
<b>Wastewater Provider</b>	Town of Calhoun Falls
<b>Nearest Sewer Line Size</b>	8" (Force)
<b>Distance to Nearest Sewer Line</b>	15,840 feet
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	6" (Intrastate Transmission)
<b>Distance to Nearest Gas Line</b>	300 feet
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	Little River Electric Cooperative, Dominion Energy
<b>Telecomm Provider</b>	West Carolina Telephone Company

**Transportation**

<b>Road Serving Site</b>	SC 72 (4 Lanes)
<b>Rail Access</b>	CSX Transportation
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (73.00 Miles)
<b>Nearest Interstate</b>	I-85 (39.00 Miles)
<b>Nearest Marine Port</b>	Savannah (196.00 Miles)
<b>Nearest Inland Port</b>	Inland Port Greer (76.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Greer (76.00 Miles)

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