

BRAIP Tract 1

This property borders both Jefferson Road and North Wise Drive in the Black River Airport Industrial Park
 Sumter, SC 29153



South Carolina
 Department of Commerce

Just right for business.

County	Sumter
Municipality	Unincorporated
Zoning	Heavy Industrial
Tax Map ID	23100001004
Park Status	Black River Airport Industrial Park
Location	This property borders both Jefferson Road and North Wise Drive in the Black River Airport Industrial Park
Landuse	Heavy Industrial (N) Heavy Industrial (S) Undeveloped Land (E) Heavy Industrial (W)

Pricing

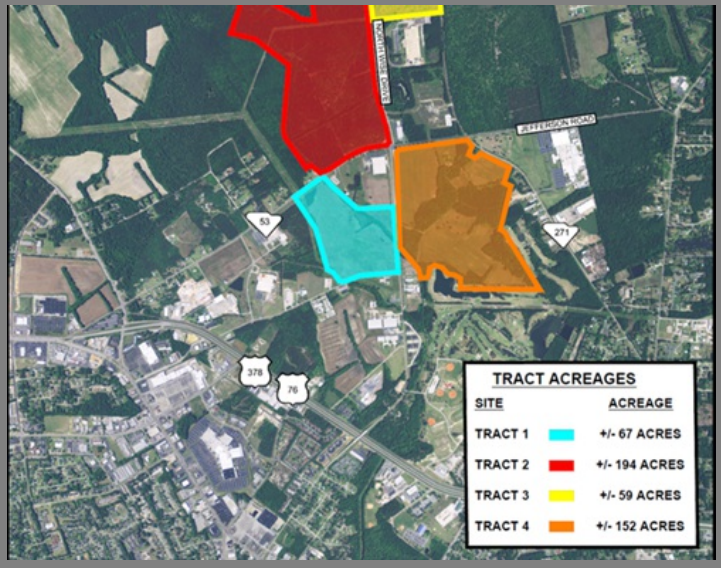
Pricing	For Sale
Sale Price	\$8,000 to \$25,000 Per Acre

Details

Total Site Acreage	67.00
Developable Acreage	67.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	20.00
Max Contiguous Developable Site	67.00
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	180' to 180'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	None

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities

Water Provider	City of Sumter
Wastewater Provider	City of Sumter
Natural Gas Provider	SCE&G

Transportation

Road Serving Building	North Wise Drive (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-20 (18.00 Miles)
Nearest Port	Georgetown (86.00 Miles)
Nearest Commercial Airport	Florence Regional (45.00 Miles)
Nearest Intermodal Facility	CSX Charleston (93.00 Miles)