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|---------------------|---|
| County | Lancaster |
| Municipality | Unincorporated |
| Zoning | Heavy Industrial |
| Tax Map ID | 0063-00-017.21 |
| Park Status | Stand Alone Site |
| Location | Riverside Road and University Drive |
| Landuse | Transportation (N) Heavy Industrial (S) Residential (E) Transportation (W) |

Pricing

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|-------------------|-------------------|
| Pricing | For Sale |
| Sale Price | \$25,000 Per Acre |

Details

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|--|-------------------|
| Total Site Acreage | 33.00 |
| Developable Acreage | 20.00 |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | Not Subdivideable |
| Max Contiguous Developable Site | Undetermined |
| Maximum Building Size | Undetermined |
| Site Improvements | Partially Cleared |
| Elevation Range | 611' to 611' |
| Primary Soil Type | Clay Loam |
| Palmetto Sites Program | No |

Due Diligence

| | |
|--|---------------|
| Cultural Resource Identification Survey | Not Completed |
| Boundary Survey | Not Completed |
| Protected Species Assessment | Not Completed |
| Preliminary Geotechnical Exploration | Not Completed |
| Phase 1 EPA Site Assessment | Not Completed |
| Topographical Survey | Not Completed |
| Wetlands Delineation | Not Completed |



Utilities

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|---------------------------------------|---|
| Water Provider | Lancaster County Water and Sewer District |
| Nearest Water Line Size | 6 inches |
| Distance to Nearest Water Line | On-Site |
| Wastewater Provider | Septic |
| Natural Gas Provider | Lancaster County Natural Gas Authority |
| Nearest Gas Line Size | 4" (Distribution) |
| Distance to Nearest Gas Line | On-Site |
| Alternative Gases | None Available |
| Electric Provider | Duke Energy |
| Telecomm Provider | Comporium Communications |

Transportation

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|------------------------------------|---|
| Road Serving Building | Riverside Road (2 Lanes) |
| Rail Access | Lancaster and Chester |
| Runway Access | No |
| Barge Access | No |
| Nearest Interstate | I-77 (17.00 Miles) |
| Nearest Port | Georgetown (156.00 Miles) |
| Nearest Commercial Airport | Charlotte/Douglas International (38.00 Miles) |
| Nearest Intermodal Facility | NS Charlotte (39.00 Miles) |

Springland Industrial Site
Lancaster County
Riverside Road and University Drive
Lancaster, SC 29720

