

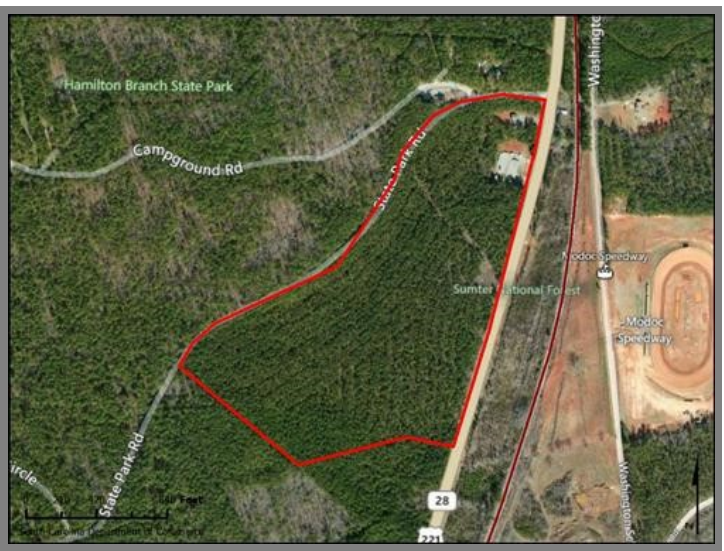
Hamilton Branch Ind. Site
 W of US 221, 1mi N Modoc, 3mi S Parksville
 Modoc, SC 29838

County	McCormick
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	187-00-00-008
Park Status	Stand Alone Site
Location	W of US 221, 1mi N Modoc, 3mi S Parksville
Landuse	Undeveloped Land (N) Residential (S) Undeveloped Land (E) Waterway (W)

Pricing	
Pricing	For Sale
Sale Price	\$3,500 to \$6,000 Per Acre

Details	
Total Site Acreage	50.16
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	358' to 423'
Primary Soil Type	Silt Loams & Sandy Loams
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	
Water Provider	McCormick County Water & Sewer
Nearest Water Line Size	10 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Septic
Natural Gas Provider	Dominion Energy
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	20 feet
Alternative Gases	None Available
Electric Provider	Dominion Energy
Telecomm Provider	West Carolina Telephone Company

Transportation	
Road Serving Building	Hwy 28 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-20 (25.00 Miles)
Nearest Port	Savannah (155.00 Miles)
Nearest Commercial Airport	Augusta Regional (35.00 Miles)
Nearest Intermodal Facility	CSX Savannah (153.00 Miles)

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