

County	Lancaster
Municipality	Unincorporated
Zoning	Planned Development District
Tax Map ID	0007-00-025.00
Park Status	Bailes Ridge
Location	Highway 160 and Old Bailes Road
Landuse	Residential (N) Residential (S) Commercial (E) Light Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$80,000 to \$200,000 Per Acre

Details

Total Site Acreage	77.00
Developable Acreage	77.00
Additional Acreage Available	5.00
Minimum Divisible Acreage	3.00
Max Contiguous Developable Site	40.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	633' to 633'
Primary Soil Type	Clay 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	Lancaster County Water and Sewer District
Nearest Water Line Size	8 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Lancaster County Water and Sewer District
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	On-Site
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

Road Serving Building	HWY 160 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (7.00 Miles)
Nearest Port	Georgetown (172.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (19.00 Miles)
Nearest Intermodal Facility	NS Charlotte (20.00 Miles)

Bailes Ridge Corporate Park
 Lancaster County
 Highway 160 and Old Bailes Road
 Indian Land, SC 29707



Just right for business.



0 385 770 1,540 Feet
 South Carolina Department of Commerce

