

Lancaster Air Rail Park Lot 1

SC 9 and Nebo Road
Lancaster, SC 29720

County	Lancaster
Municipality	Unincorporated
Zoning	Light Industrial
Tax Map ID	0066-00-040.00
Park Status	Lancaster Air Rail Park
Location	SC 9 and Nebo Road
Landuse	Transportation (N) Transportation (S) Undeveloped Land (E) Light Industrial (W)

Pricing

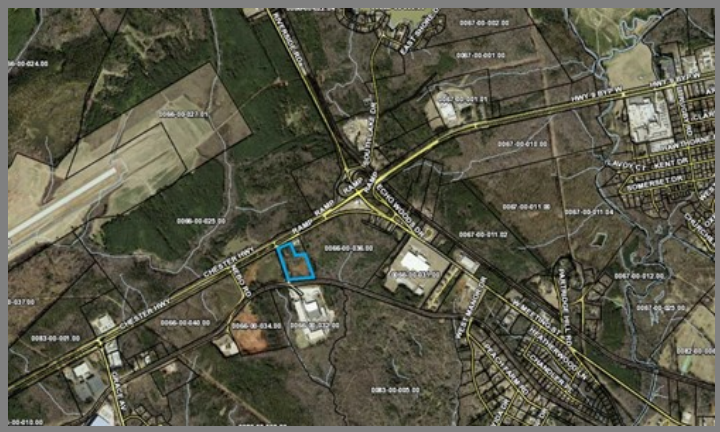
Pricing	For Sale
Sale Price	\$20,000 Per Acre

Details

Total Site Acreage	8.30
Developable Acreage	8.30
Additional Acreage Available	50.00
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	8.30
Maximum Building Size	150,000.00
Site Improvements	Forested
Elevation Range	559' to 559'
Primary Soil Type	Clay Loam
Palmetto Sites Program	No

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 Lancaster Water and Sewer
Water Line #1 Size	12 inches
Distance to Water Line #1	On-Site
Water Line #2 Size	8 inches
Distance to Water Line #2	On-Site
Wastewater Provider	City of Lancaster Water and Sewer
Nearest Sewer Line Size	6" (Force)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Lancaster County Natural Gas Authority
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	Comporium Communications

Transportation

Road Serving Building	SC 9 (4 Lanes)
Rail Access	Lancaster and Chester
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (16.00 Miles)
Nearest Port	Georgetown (154.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (41.00 Miles)
Nearest Intermodal Facility	NS Charlotte (42.00 Miles)

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