

County	Chester
Municipality	Unincorporated
Zoning	ID-2
Tax Map ID	146-00-00-003-000
Park Status	Stand Alone Site
Location	1 mi E of SC 9/SC 99 Junc, S side of SC 9
Landuse	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$9,000 to \$15,000

Details

Total Site Acreage	198.00
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	460' to 540'
Primary Soil Type	Sandy Loam
SC Certification Program	None

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	Chester Metropolitan District
Nearest Water Line Size	24 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Chester Sewer District
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	12,800 feet
Natural Gas Provider	Chester County Natural Gas
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Providers	Duke Energy, Fairfield Electric Cooperative
Telecomm Provider	TruVista

Transportation

Road Serving Building	SC Highway 9 (4 Lanes)
Rail Access	Lancaster and Chester
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (5.00 Miles)
Nearest Port	Charleston (169.00 Miles)
Nearest International Airport	(43.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (43.00 Miles)
Nearest Intermodal Facility	NS Charlotte (46.00 Miles)