

Brogdon West Ind. Site
 3.4mi NW of I-95/US521 interchg,NEof US521
 Alcolu, SC 29001

County	Clarendon
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	174-00-03-012-00 174-00-03-003-00 174-00-03-002-00 174-00-03-001-00
Park Status	Stand Alone Site
Location	3.4mi NW of I-95/US521 interchg,NEof US521
Landuse	Agricultural (N) Agricultural (S) Agricultural (E) Heavy Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$5,000 Per Acre

Details

Total Site Acreage	590.00
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	118' to 139'
Primary Soil Type	Loamy Sand,LoamyFineSand
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	Not Completed



Utilities

Water Provider	City of Manning
Nearest Water Line Size	6 inches
Distance to Nearest Water Line	1,300 feet
Wastewater Provider	City of Manning
Nearest Sewer Line Size	12" (Force)
Distance to Nearest Sewer Line	7,920 feet
Natural Gas Provider	SCE&G
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Providers	Black River Electric Cooperative, Duke Progress Energy Service Company, LLC
Telecomm Provider	Farmers Telephone Cooperative

Transportation

Road Serving Building	Sumter Hwy. (4 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (4.00 Miles)
Nearest Port	Georgetown (71.00 Miles)
Nearest Commercial Airport	Florence Regional (50.00 Miles)
Nearest Intermodal Facility	NS Charleston (78.00 Miles)

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South Carolina
Department of Commerce

Just right for business.

