



Property Information

Address:	U.S. Hwy. 52, 3.5 Miles North of S.C. Hwy. 527
City:	Kingstree
State:	SC
Zip:	29556
County:	Williamsburg
Municipality:	Unincorporated
Latitude and Longitude:	33.715275770, -79.81681851

Brokerage Details

Tax Map ID: 45-174-132, 45-173-1, 45-173-16, 45-174-92, 45-174-129, portion of 45-174-003
Sale Price Per Acre: \$12,000
Property Owner: County

Building Information

Is Industrial Park: Yes

Site Information

Total Acres:	111.5
Minimum Divisible Acreage:	7
Maximum Contiguous Acreage:	24
Developable Acres:	82.1
Zoning:	Industrial Park
Surrounding Land Use - North:	Light Industrial
Surrounding Land Use - South:	Light Industrial
Surrounding Land Use - East:	Light Industrial
Surrounding Land Use - West:	Light Industrial
Site Condition:	cleared
Elevation (Min):	49'
Elevation (Max):	62'
Soil Type:	Sands, Loamy Sands, Loam
Due Diligence Performed:	Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Boundary Survey

Utilities Information

Primary Electric Provider:	Santee Electric Cooperative, Inc.
Natural Gas Provider:	Dominion Energy
Natural Gas Type:	Distribution
Gas Main Size:	4"
Distance to Nearest Gas Line:	On Site
Telecommunications Provider:	Farmers Telephone Cooperative

Water Provider:	Town of Kingstree
Water Main Diameter:	8"
Water Service Distance:	On Site
Wastewater Provider:	Town of Kingstree
Wastewater Type:	Gravity
Wastewater Line Diameter:	8"
Wastewater Main Distance:	On Site

Proximity Information

Nearest Airport:	Florence Regional Airport (37 miles)
Nearest Interstate:	I-95 (25 miles)
Nearest Port:	Port of Georgetown (Break-Bulk Port) (48 miles)