

## Ingram Lumber Trust II

S.C. Hwy. 327, 0.25mi North of U.S. Hwy. 76

Florence, South Carolina 29506

Florence County



### Property Information

Address:	S.C. Hwy. 327, 0.25mi North of U.S. Hwy. 76
City:	Florence
Zip:	29506
County:	Florence
Development Type:	Site
Property Type:	Site / Park

### Brokerage Details

Tax District:	240
Minimum Price Per Acre:	\$7,500
Maximum Price Per Acre:	\$10,000

North Eastern Strategic Alliance

P.O. Box 100547

Florence, South Carolina, USA 29502

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### Site Information

Total Acres:	97
Minimum Divisible Acreage:	Not Subdividable
Zoning:	No Zoning Present
Nearby Land Use:	Residential (N) Undeveloped Land (S) Residential (E) Undeveloped Land (W)
Site Condition:	Forested
Elevation (Min):	95'
Elevation (Max):	128'
Soil Type:	Loamy Sand

### Utilities Information

Electric Supplier:	Duke Progress Energy Service Company, LLC
Natural Gas Supplier:	SCE&G
Gas Main Size:	6"
Gas Main Distance:	On Site
Telecommunications Provider:	AT&T
Water Supplier:	City of Florence
Water Main Size:	30"
Water Main Distance to Property:	On Site
Waste Water Supplier:	City of Florence
Waste Water Main Size:	16" (Force Main)
Waste Water Main Distance to Property:	160 feet

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### Proximity Information

Nearest Airport:	Florence Regional (3.6 miles)
Nearest Interstate:	I-95 (4.4 miles)
Nearest Port:	Inland Port Dillon (26 miles)