



## Property Information

Address:	Located on Hwy. 9 west of Carolinas Centre
City:	Chesterfield
State:	SC
Zip:	29709
County:	Chesterfield
Municipality:	City
Latitude and Longitude:	34.727318720, -80.05401407

## Brokerage Details

Tax Map ID:	190-000-000-039
Minimum Price Per Acre:	\$10,000
Maximum Price Per Acre:	\$20,000

## Building Information

## Site Information

Total Acres:	60
Minimum Divisible Acreage:	5
Maximum Contiguous Acreage:	Undetermined
Developable Acres:	Undetermined
Zoning:	Industrial/Distribution
Surrounding Land Use - North:	Mixed Use
Surrounding Land Use - South:	Agricultural
Surrounding Land Use - East:	Agricultural
Surrounding Land Use - West:	Agricultural
Site Condition:	cleared
Elevation (Min):	129'
Elevation (Max):	185'
Soil Type:	Clay Loam
Due Diligence Performed:	None

## Utilities Information

Primary Electric Provider:	Duke Energy Progress
Natural Gas Provider:	Dominion Energy
Natural Gas Type:	Distribution
Gas Main Size:	2"
Distance to Nearest Gas Line:	6 miles

Telecommunications Provider:	Sandhill Telephone Cooperative
Water Provider:	Chesterfield County Rural Water
Water Main Diameter:	8"
Water Service Distance:	On Site
Wastewater Provider:	Town of Cheraw
Wastewater Type:	Force
Wastewater Line Diameter:	6"
Wastewater Main Distance:	On Site

## **Proximity Information**

Nearest Airport:	Florence Regional Airport (53 miles)
Nearest Interstate:	I-20 (43 miles)
Nearest Port:	Inland Port Dillon (54 miles)