



Property Information

Address:	Railroad Avenue
Address 2:	S. Marquis Hwy.
City:	Hartsville
State:	SC
Zip:	29550
County:	Darlington
Municipality:	Unincorporated
Latitude and Longitude:	34.374014000, -80.04931000

Brokerage Details

Tax Map ID:	079-00-01-025
Minimum Price Per Acre:	\$10,000
Maximum Price Per Acre:	\$22,500

Building Information

Is Industrial Park:	Yes
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Site Information

Total Acres:	225
Minimum Divisible Acreage:	8.3
Maximum Contiguous Acreage:	59
Developable Acres:	200
Zoning:	No Zoning Present
Surrounding Land Use - North:	Residential
Surrounding Land Use - South:	Agricultural
Surrounding Land Use - East:	Agricultural
Surrounding Land Use - West:	Agricultural
Site Condition:	forested
Elevation (Min):	207'
Elevation (Max):	212'
Soil Type:	Loamy Sand
Due Diligence Performed:	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey
Has Restrictive Covenants:	Yes

Rail Available: Yes
Rail Provider: South Carolina Central Railroad

Utilities Information

Type of Electric: Distribution & Transmission
Primary Electric Provider: Duke Energy Progress
Voltage: 23 kV & 115 kV
Natural Gas Provider: Dominion Energy
Natural Gas Type: Distribution
Gas Main Size: 2"
Distance to Nearest Gas Line: On Site
Telecommunications Provider: AT&T
Water Provider: City of Hartsville
Water Main Diameter: 12"
Water Service Distance: On Site
Water Treatment Capacity: 3.1 MGD
Wastewater Provider: City of Hartsville
Wastewater Type: Force/Gravity
Wastewater Line Diameter: 12"
Wastewater Main Distance: On Site
Wastewater Treatment Capacity: 3.5 MGD

Proximity Information

Hartsville Industrial Park

Hartsville, SC 29550
Darlington County



Nearest Airport:

Florence Regional Airport (27 miles)

Nearest Interstate:

I-20 (12 miles)

Nearest Port:

Inland Port Dillon (48 miles)

North Eastern Strategic Alliance

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