



Property Information

Address:	Near the Intersection of S.C. Hwy. 9 and Jake Dr.
City:	Little Rock
State:	SC
Zip:	29567
County:	Dillon
Municipality:	Unincorporated
Latitude and Longitude:	34.462474640, -79.39961884

Brokerage Details

Tax Map ID:	032-00-00-023
Sale Price Per Acre:	\$10,000

Jeff Price Industrial Park

Little Rock, SC 29567
Dillon County



Building Information

Is Industrial Park: Yes

Site Information

Total Acres:	179
Minimum Divisible Acreage:	5
Maximum Contiguous Acreage:	55
Developable Acres:	165
Zoning:	Rural
Surrounding Land Use - North:	Residential
Surrounding Land Use - South:	Agricultural
Surrounding Land Use - East:	Undeveloped Land
Surrounding Land Use - West:	Residential
Site Condition:	partially-cleared
Elevation (Min):	119'
Elevation (Max):	142'
Soil Type:	Sandy Loam
Due Diligence Performed:	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Boundary Survey
Rail Available:	Yes
Rail Provider:	CSX
Has Rail Spur Access:	Yes

Utilities Information

Primary Electric Provider:	Duke Energy Progress
Natural Gas Provider:	Dominion Energy

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Natural Gas Type:	-
Gas Main Size:	4"
Distance to Nearest Gas Line:	0.8 miles and 2 miles
Telecommunications Provider:	AT&T
Water Provider:	Trico Water Company
Water Main Diameter:	10"
Water Service Distance:	On Site
Wastewater Provider:	City of Dillon
Wastewater Type:	Gravity
Wastewater Line Diameter:	8"
Wastewater Main Distance:	On Site

Proximity Information

Nearest Airport:	Florence Regional Airport (35 miles)
Nearest Interstate:	I-95 (3 miles)
Nearest Port:	Inland Port Dillon (6 miles)