

THE CAROLINAS I-95 SUPER PARK



West Fairfield Road
Dillon, SC 29536

Latitude and Longitude: 34.404356, -79.42822



LOCATION INFORMATION

| | |
|------------------------|----------------------|
| Address | West Fairfield Road |
| City | Dillon |
| State | SC |
| Zip | 29536 |
| County | Dillon |
| Date Available | |
| Municipality | Unincorporated |
| Latitude and Longitude | 34.404356, -79.42822 |

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UTILITIES INFORMATION

| | |
|-------------------------------|---------------------------------------------------------------------------------------------------------------|
| Type of Electric | Distribution & Transmission |
| Primary Electric Provider | Duke Energy Progress, Pee Dee Electric Cooperative, Inc. |
| Voltage | 69 kV & 230 kV Transmission; 7.2 kV, 12.4 kV, & 23 kV Three-Phase Distribution |
| Natural Gas Provider | Dominion Energy |
| Natural Gas Type | Distribution |
| Gas Main Size | 4" |
| Distance to Nearest Gas Line | On Site |
| Telecommunications Provider | AT&T |
| Other On Site Amenities | Inland Port Dillon, water treatment plant, ground water wells, waste water pump stations, electric substation |
| Water Provider | Trico Water Company |
| Water Main Diameter | 8", 10", & 12" |
| Distance to Water Main | On Site |
| Water Treatment Capacity | 1 MGD |
| Wastewater Provider | City of Dillon |
| Wastewater Type | Force/Gravity |
| Wastewater Line Diameter | 6", 8", 10", 12" |
| Wastewater Treatment Capacity | 400,000 GPD |

BROKERAGE DETAILS

| | |
|------------------------|----------|
| Minimum Price Per Acre | \$10,000 |
|------------------------|----------|

SITE INFORMATION

| | |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Acres | 1380 |
| Maximum Contiguous Acreage | 215 |
| Developable Acres | 670 |
| Zoning | Rural |
| Surrounding Land Use - North | Light Industrial |
| Surrounding Land Use - South | Agricultural |
| Surrounding Land Use - East | Transportation |
| Surrounding Land Use - West | Agricultural |
| Site Condition | partially-cleared |
| Elevation (Min) | 105' |
| Elevation (Max) | 119' |
| Soil Type | |
| Due Diligence Performed | Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Preliminary Jurisdictional Determination |
| Rail Available | Yes |
| Rail Provider | CSX Transportation |

THE CAROLINAS I-95 SUPER PARK



PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

