

COOL SPRINGS BUSINESS PARK



Cool Springs Drive

Aynor, SC 29511

Latitude and Longitude: 33.981960000, -79.14847000



LOCATION INFORMATION

Address	Cool Springs Drive
City	Aynor
State	SC
Zip	29511
County	Horry
Date Available	
Latitude and Longitude	33.981960000, -79.14847000

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UTILITIES INFORMATION

Type of Electric	Distribution
Primary Electric Provider	Horry Electric Cooperative, Inc.
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	4"
Distance to Nearest Gas Line	14 miles
Telecommunications Provider	Horry Telephone Cooperative
Water Provider	Grand Strand Water & Sewer Authority
Water Main Diameter	8"
Distance to Water Main	On Site
Wastewater Provider	Grand Strand Water & Sewer Authority
Wastewater Type	Force
Wastewater Line Diameter	10"

BROKERAGE DETAILS

Minimum Price Per Acre	\$10,000
Maximum Price Per Acre	\$20,000

SITE INFORMATION

Total Acres	97
Minimum Divisible Acreage	3
Developable Acres	67
Zoning	Heavy Industrial
Surrounding Land Use - North	Undeveloped Land

Surrounding Land Use - South

Undeveloped Land

Surrounding Land Use - East

Undeveloped Land

Surrounding Land Use - West

Undeveloped Land

Site Condition

partially-cleared

Elevation (Min)

59'

Elevation (Max)

96'

Soil Type

Fine Sand

Due Diligence Performed

Phase I Environmental Site Assessment,
Protected Species Report, Cultural Resources
Survey Phase I, Preliminary Geotechnical
Assessment, Topographic Survey, Boundary
Survey

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PROXIMITY INFORMATION

Nearest Airport

Myrtle Beach International Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

