

# DARLINGTON TECH COLLEGE FOUNDATION PARK



Darlington, SC 29532

Latitude and Longitude: 34.258494, -79.821464



## LOCATION INFORMATION

|                        |                       |
|------------------------|-----------------------|
| City                   | Darlington            |
| State                  | SC                    |
| Zip                    | 29532                 |
| County                 | Darlington            |
| Date Available         | 04/25/2017            |
| Municipality           | Unincorporated        |
| Latitude and Longitude | 34.258494, -79.821464 |

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## UTILITIES INFORMATION

|                               |   |
|-------------------------------|---|
| Type of Electric              | Distribution & Transmission               |
| Primary Electric Provider     | Duke Energy Progress                      |
| Voltage                       | 230 kV                                    |
| Natural Gas Provider          | Dominion Energy                           |
| Natural Gas Type              | Distribution                              |
| Gas Main Size                 | 6"  |
| Distance to Nearest Gas Line  | 1,400 feet                                |
| Telecommunications Provider   | AT&T                                      |
| Water Provider                | Darlington County Water & Sewer Authority |
| Water Main Diameter           | 12"                                       |
| Distance to Water Main        | On Site                                   |
| Water Treatment Capacity      | 5.2 MGD                                   |
| Wastewater Provider           | Darlington County Water & Sewer Authority |
| Wastewater Type               | Gravity                                   |
| Wastewater Line Diameter      | 8"  |
| Wastewater Main Distance      | On Site                                   |
| Wastewater Treatment Capacity | 15.3 MGD                                  |

## BROKERAGE DETAILS

|                     |          |
|---------------------|----------|
| Sale Price Per Acre | \$15,000 |
|---------------------|----------|

## SITE INFORMATION

|             |     |
|-------------|-----|
| Total Acres | 126 |
|-------------|-----|

|                                |  |
|--------------------------------|--|
| Minimum Divisible Acreage      | 126  |
| Maximum Contiguous Acreage     | 34   |
| Developable Acres              | 120  |
| Zoning                         | No Zoning Present  |
| Surrounding Land Use - North   | Agricultural   |
| Surrounding Land Use - South   | Residential  |
| Surrounding Land Use - East    | Agricultural   |
| Surrounding Land Use - West    | Residential  |
| Site Condition                 | partially-cleared  |
| Elevation (Min)                | 122'   |
| Elevation (Max)                | 142'   |
| 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, Boundary Survey |
| Has Restrictive Covenants      | Yes  |
| Rail Available                 | Yes  |
| Rail Provider                  | South Carolina Central Railroad  |
| Freeway Proximity is Favorable | T  |

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## BUILDING INFORMATION

Fire Insurance Class Rating

6

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## PROXIMITY INFORMATION

|                    |                           |
|--------------------|---------------------------|
| Nearest Airport    | Florence Regional Airport |
| Nearest Interstate | I-95                      |
| Nearest Port       | Inland Port Dillon        |

