

# HIGHWAY 38/917 TRACT NESASOUTH CAROLINA'S BUSINESS CORNER

Sellers, South Carolina 29565

Latitude and Longitude: 34.336071740, -79.51507610



## LOCATION INFORMATION

City	Sellers
State	South Carolina
Zip	29565
County	Dillon
Date Available	10/14/2022
Municipality	City
Latitude and Longitude	34.336071740, -79.51507610

# HIGHWAY 38/917 TRACT



## UTILITIES INFORMATION

Primary Electric Provider	Duke Energy Progress
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	4"
Distance to Nearest Gas Line	3 miles
Telecommunications Provider	AT&T
Water Provider	Trico Water Company
Water Main Diameter	8"
Distance to Water Main	On Site
Wastewater Provider	Town of Latta
Wastewater Type	Force
Wastewater Line Diameter	6"
Wastewater Main Distance	On Site

## BROKERAGE DETAILS

Minimum Price Per Acre	\$20,000
Maximum Price Per Acre	\$25,000

## SITE INFORMATION

Total Acres	33
Minimum Divisible Acreage	Not Subdividable
Developable Acres	33
Zoning	Agriculture
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

forested

Elevation (Min)

111'

Elevation (Max)

114'

Soil Type

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

Has Restrictive Covenants

No

Freeway Proximity is Favorable

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# HIGHWAY 38/917 TRACT

## PROXIMITY INFORMATION

Nearest Airport

Florence Regional

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

