

FLORENCE COUNTY INDUSTRIAL PARK - SOUTH



At the Intersection of Hwy. 52 and E W Lee Flowers Rd.
Scranton, SC 29591
Latitude and Longitude: 33.9320, -79.7452



LOCATION INFORMATION

Address	At the Intersection of Hwy. 52 and E W Lee Flowers Rd.
City	Scranton
State	SC
Zip	29591
County	Florence
Date Available	10/14/2022
Latitude and Longitude	33.9320, -79.7452

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UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Santee Electric Cooperative, Inc.
Natural Gas Provider	Dominion Energy
Gas Main Size	12"
Distance to Nearest Gas Line	3 miles
Telecommunications Provider	Farmers Telephone Cooperative
Water Provider	Town of Scranton
Water Main Diameter	6" & 10"
Distance to Water Main	Adjacent
Wastewater Provider	City of Lake City
Wastewater Type	Force
Wastewater Line Diameter	6"

BROKERAGE DETAILS

Sale Price Per Acre	\$20,000
Property Owner	Other

SITE INFORMATION

Total Acres	149.7
Maximum Contiguous Acreage	149.7
Zoning	Unzoned
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Residential

Surrounding Land Use - East

Forestry/Undeveloped

Surrounding Land Use - West

Agricultural

Site Condition

forested

Elevation (Min)

81'

Elevation (Max)

87'

Due Diligence Performed

Wetlands Delineation Map, Phase I
Environmental Site Assessment, Protected
Species Report, Cultural Resources Survey
Phase I, Preliminary Geotechnical Assessment,
Preliminary Jurisdictional Determination

Rail Available

Yes

Rail Provider

CSX Transportation

