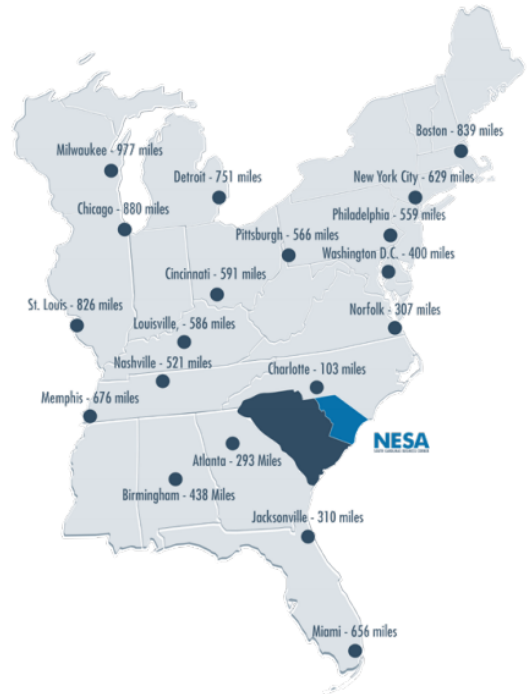


SELLERS SITE



Sellers, SC 29571

Latitude and Longitude: 34.210490000, -79.54574000



LOCATION INFORMATION

City	Sellers
State	SC
Zip	29571
County	Marion
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.210490000, -79.54574000

SELLERS SITE

UTILITIES INFORMATION

Type of Electric	25 kV
Primary Electric Provider	Pee Dee Electric Cooperative, Inc.
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	4"
Distance to Nearest Gas Line	0.6 miles
Telecommunications Provider	AT&T
Water Provider	Marco Rural Water
Water Main Diameter	8"
Distance to Water Main	On Site
Wastewater Provider	Grand Strand Water & Sewer Authority
Wastewater Type	Force
Wastewater Line Diameter	8"
Wastewater Main Distance	4 miles

BROKERAGE DETAILS

Sale Price Per Acre	\$12,500
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SITE INFORMATION

Total Acres	2600
Minimum Divisible Acreage	25
Maximum Contiguous Acreage	Undetermined
Developable Acres	1900
Zoning	No Zoning Present

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)	85'
Elevation (Max)	85'
Soil Type	Association
Has Restrictive Covenants	No
Rail Available	Yes
Rail Provider	CSX Transportation
Freeway Proximity is Favorable	F

SELLERS SITE

PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

