

# LATTA COMMERCE SITE NESASOUTH CAROLINA'S BUSINESS CORNER

North of Intersection of I-95 and SC Hwy 38 (Exit 181)  
Sellers, South Carolina 29565  
Latitude and Longitude: 34.345873210, -79.53659840



## LOCATION INFORMATION

Address	North of Intersection of I-95 and SC Hwy 38 (Exit 181)
City	Sellers
State	South Carolina
Zip	29565
County	Dillon
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.345873210, -79.53659840

# LATTA COMMERCE SITE



## UTILITIES INFORMATION

Primary Electric Provider	Duke Energy Progress
Natural Gas Provider	Dominion Energy
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	Gravity
Wastewater Line Diameter	6"
Wastewater Main Distance	On Site

## BROKERAGE DETAILS

Sale Price Per Acre	\$25,000
Minimum Price Per Acre	0
Lease Price Per Acre	0
Sale Price Per Square Foot	0
Maximum Price Per Acre	0

## SITE INFORMATION

Total Acres	46
Minimum Divisible Acreage	1.00
Maximum Contiguous Acreage	45.6

Developable Acres	43.6
Zoning	Light Industrial
Surrounding Land Use - North	Agricultural
Surrounding Land Use - South	Commercial
Surrounding Land Use - East	Commercial
Surrounding Land Use - West	Residential
Site Condition	partially-cleared
Elevation (Min)	119'
Elevation (Max)	128'
Soil Type	Loam
Has Restrictive Covenants	No
Freeway Proximity is Favorable	T

# LATTA COMMERCE SITE



## PROXIMITY INFORMATION

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

