

COLEMAN SITE

Marion, SC 29571
Latitude and Longitude: 34.154660000, -79.36410000



LOCATION INFORMATION

| | |
|------------------------|----------------------------|
| City | Marion |
| State | SC |
| Zip | 29571 |
| County | Marion |
| Date Available | 10/14/2022 |
| Municipality | Unincorporated |
| Latitude and Longitude | 34.154660000, -79.36410000 |

COLEMAN SITE

UTILITIES INFORMATION

| | |
|------------------------------|--------------------------------------|
| Primary Electric Provider | Pee Dee Electric Cooperative, Inc. |
| Natural Gas Provider | Dominion Energy |
| Gas Main Size | 2" |
| Distance to Nearest Gas Line | 1.7 miles |
| Telecommunications Provider | Service Not Available |
| Water Provider | Marco Rural Water |
| Water Main Diameter | 2" |
| Distance to Water Main | On Site |
| Wastewater Provider | Grand Strand Water & Sewer Authority |
| Wastewater Type | Gravity |
| Wastewater Line Diameter | 8" |
| Wastewater Main Distance | 1.1 miles |

BROKERAGE DETAILS

| | |
|------------------------|----------|
| Minimum Price Per Acre | \$13,000 |
| Maximum Price Per Acre | \$15,000 |

SITE INFORMATION

| | |
|------------------------------|---------------------|
| Total Acres | 180 |
| Minimum Divisible Acreage | 10 |
| Maximum Contiguous Acreage | Undetermined |
| Developable Acres | 60 |
| Zoning | General Development |
| Surrounding Land Use - North | Agricultural |

| | |
|--------------------------------|----------------------|
| Surrounding Land Use - South | Forestry/Undeveloped |
| Surrounding Land Use - East | Agricultural |
| Surrounding Land Use - West | Forestry/Undeveloped |
| Site Condition | partially-cleared |
| Elevation (Min) | 82' |
| Elevation (Max) | 82' |
| Soil Type | Loam |
| Has Restrictive Covenants | No |
| Freeway Proximity is Favorable | F |

COLEMAN SITE

PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

