

DARLINGTON COUNTY 20 INDUSTRIAL PARK



Timmonsville, SC 29532

Latitude and Longitude: 34.204011000, -79.92648000



LOCATION INFORMATION

City	Timmonsville
State	SC
Zip	29532
County	Darlington
Date Available	04/25/2017
Municipality	Unincorporated
Latitude and Longitude	34.204011000, -79.92648000

DARLINGTON COUNTY I-20 INDUSTRIAL PARK



UTILITIES INFORMATION

Type of Electric	Distribution
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	On Site
Telecommunications Provider	AT&T
Water Provider	Darlington County Water & Sewer Authority
Water Main Diameter	10"
Distance to Water Main	100 feet
Water Service Distance	500
Wastewater Provider	Darlington County Water & Sewer Authority
Wastewater Type	Force/Gravity
Wastewater Line Diameter	10" & 6"
Wastewater Main Distance	On Site

BROKERAGE DETAILS

Minimum Price Per Acre	\$20,000
Property Owner	County
Maximum Price Per Acre	\$50,000

SITE INFORMATION

Total Acres	163
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Minimum Divisible Acreage	163
Maximum Contiguous Acreage	28
Developable Acres	150
Zoning	No Zoning Present
Surrounding Land Use - North	Transportation
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Agricultural
Surrounding Land Use - West	Light Industrial
Site Condition	cleared
Elevation (Min)	157'
Elevation (Max)	157'
Soil Type	Loamy Sand
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	Yes
Freeway Proximity is Favorable	T

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BUILDING INFORMATION

Fire Insurance Class Rating

6

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PROXIMITY INFORMATION

Nearest Airport	Florence Regional Airport
Nearest Interstate	I-20
Nearest Port	Inland Port Dillon

