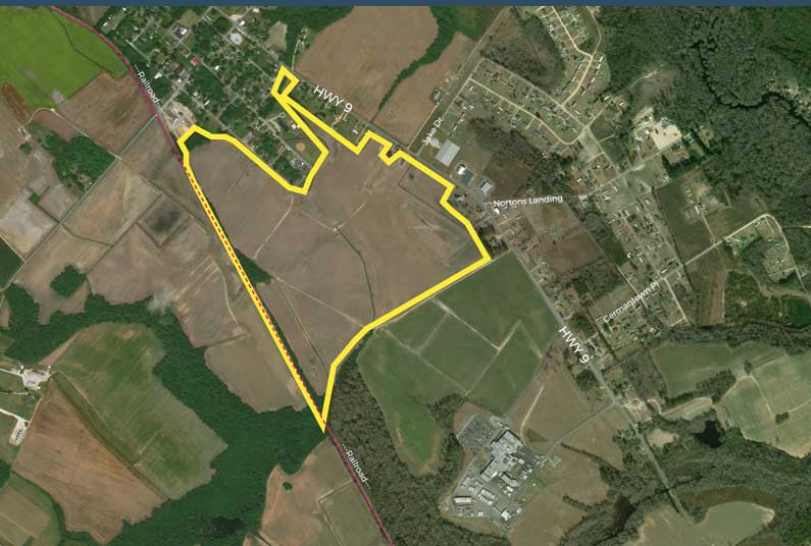


JEFF PRICE INDUSTRIAL PARK



SC Hwy 9
Little Rock, SC 29567
Latitude and Longitude: 34.469979, -79.397083



LOCATION INFORMATION

Address	SC Hwy 9
City	Little Rock
State	SC
Zip	29567
County	Dillon
Date Available	
Municipality	Unincorporated
Latitude and Longitude	34.469979, -79.397083

JEFF PRICE INDUSTRIAL PARK



UTILITIES INFORMATION

Primary Electric Provider	Duke Energy Progress
Natural Gas Provider	Dominion Energy
Natural Gas Type	-
Gas Main Size	4"
Distance to Nearest Gas Line	0.8 miles
Telecommunications Provider	AT&T
Water Provider	Trico Water Company
Water Main Diameter	10"
Distance to Water Main	On Site
Wastewater Provider	City of Dillon
Wastewater Type	Gravity
Wastewater Line Diameter	8"

BROKERAGE DETAILS

Sale Price Per Acre	\$10,000
Property Owner	Private

SITE INFORMATION

Total Acres	179
Developable Acres	165
Zoning	Rural
Surrounding Land Use - North	Residential
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Residential

Surrounding Land Use - West

Agricultural

Site Condition

partially-cleared

Elevation (Min)

119'

Elevation (Max)

142'

Soil Type

Sandy Loam

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

Rail Available

Yes

Rail Provider

CSX Transportation

JEFF PRICE INDUSTRIAL PARK



PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

