

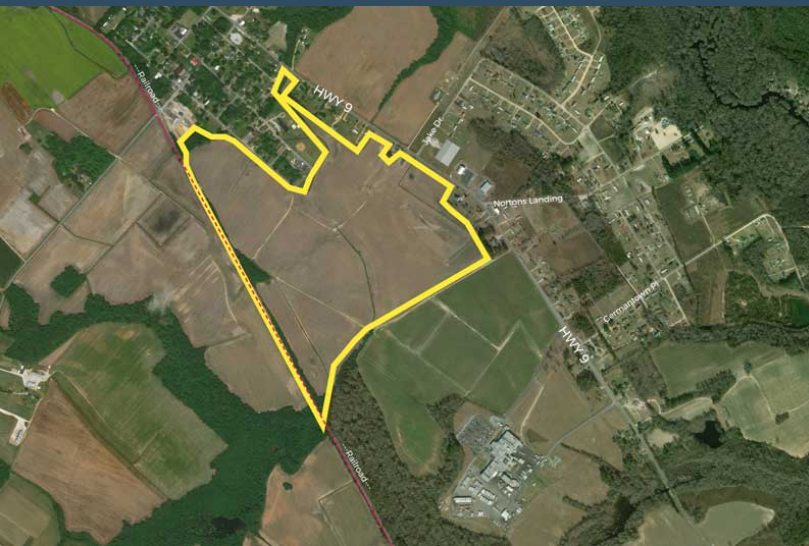
# JEFF PRICE INDUSTRIAL PARK



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

