

# CAPPS II INDUSTRIAL SITE



Mullins, South Carolina 29574

Latitude and Longitude: 34.176017580, -79.26747750



## LOCATION INFORMATION

City	Mullins
State	South Carolina
Zip	29574
County	Marion
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.176017580, -79.26747750

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## UTILITIES INFORMATION

Type of Electric	23 kV & 114 kV
Primary Electric Provider	Duke Energy Progress
Natural Gas Provider	Dominion Energy
Natural Gas Type	Interstate Transmission
Gas Main Size	2"
Distance to Nearest Gas Line	2 miles
Telecommunications Provider	AT&T
Water Provider	Marco Rural Water
Water Main Diameter	6"
Distance to Water Main	On Site
Wastewater Provider	Grand Strand Water & Sewer Authority
Wastewater Type	Force
Wastewater Line Diameter	12"
Wastewater Main Distance	On Site

## BROKERAGE DETAILS

Sale Price Per Acre	\$5,000
Sale Price Per Square Foot	0

## SITE INFORMATION

Total Acres	168
Minimum Divisible Acreage	25
Maximum Contiguous Acreage	76
Developable Acres	125

Zoning	No Zoning Present
Surrounding Land Use - North	Agricultural
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Agricultural
Surrounding Land Use - West	Undeveloped Land
Site Condition	partially-cleared
Elevation (Min)	100'
Elevation (Max)	100'
Soil Type	Fine 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
Has Restrictive Covenants	No
Rail Available	Yes
Rail Provider	CSX Transportation
Freeway Proximity is Favorable	F

# CAPPS II INDUSTRIAL SITE



## PROXIMITY INFORMATION

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

