

THE CAROLINAS I-95 SUPER PARK



West Fairfield Road

Dillon, SC 29536

Latitude and Longitude: 34.404356, -79.42822



LOCATION INFORMATION

Address	West Fairfield Road
City	Dillon
State	SC
Zip	29536
County	Dillon
Date Available	
Municipality	Unincorporated
Latitude and Longitude	34.404356, -79.42822

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UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Duke Energy Progress, Pee Dee Electric Cooperative, Inc.
Voltage	69 kV & 230 kV Transmission; 7.2 kV, 12.4 kV, & 23 kV Three-Phase Distribution
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	4"
Distance to Nearest Gas Line	On Site
Telecommunications Provider	AT&T
Other On Site Amenities	Inland Port Dillon, water treatment plant, ground water wells, waste water pump stations, electric substation
Water Provider	Trico Water Company
Water Main Diameter	8", 10", & 12"
Distance to Water Main	On Site
Water Treatment Capacity	1 MGD
Wastewater Provider	City of Dillon
Wastewater Type	Force/Gravity
Wastewater Line Diameter	6", 8", 10", 12"
Wastewater Treatment Capacity	400,000 GPD

BROKERAGE DETAILS

Minimum Price Per Acre	\$10,000
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SITE INFORMATION

Total Acres	1380
Maximum Contiguous Acreage	215
Developable Acres	670
Zoning	Rural
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Transportation
Surrounding Land Use - West	Agricultural
Site Condition	partially-cleared
Elevation (Min)	105'
Elevation (Max)	119'
Soil Type	
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Preliminary Jurisdictional Determination
Rail Available	Yes
Rail Provider	CSX Transportation

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PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

