

Florence Properties, LLC

Florence County
Florence, SC 29501



SOUTH CAROLINA
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Tax Map ID(s)	00121-01-065
Park Status	Stand Alone Site
Municipality	Unincorporated
Zoning	No Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Commercial / Retail(N), Industrial / Distribution(S), Industrial / Distribution(E), Forestry(W)
Location	SW quad of I-95/US 52 intchg (exit 164)

Site Details:

Total Site Acreage	58.00
Developable Acreage	Undetermined
Addtl. Acreage Avail	None
Min. Divisible Acreage	Not Subdivideable
Max. Contig. Acreage	Undetermined
Max. Building Size	Undetermined
Improvements	Cleared
Number of Structures	1 Structures On Property
Elevation Range	133' to 136'
Primary Soil Type	Sandy Loam, Loamy Sand

Pricing:

Sales Price	\$125,000 to \$275,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Sale Only

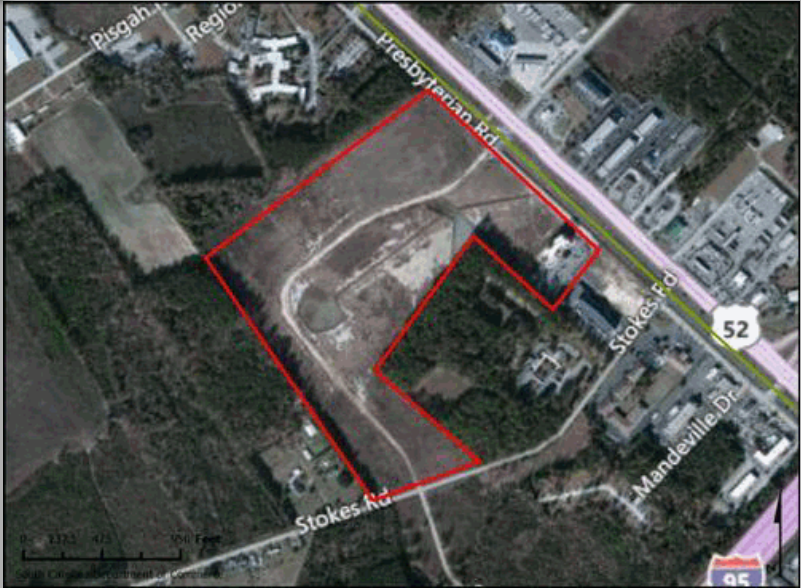
Completed Due Diligence Items:

- ☐ Cultural Resource Identification Survey
- ☐ Boundary Survey
- ☐ Protected Species Assessment
- ☐ Preliminary Geotechnical Exploration
- ☐ Phase I Environmental Protection Agency Site Assessment
- ☐ Topographical Survey
- ☐ Wetlands Approximation
- ☐ Wetlands Delineation

Other Features:

SC Certified Site	No
Foreign Trade Zone	No
Multi-County Property	No

Property Description:



Utilities:

Water System

Provider	City of Florence
Nearest Line Size	8"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	City of Florence
Nearest Line Size	8" (Gravity)
Dist. to Nearest Line	On Site

Natural Gas/Alternate Gases

NG Provider	SCE&G
Nearest Line Size	4" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider

AT&T

Electric Provider

Progress Energy Service Company, LLC , Pee Dee Electric Cooperative

Transportation:

Road Serving Site	Enterprise (2 Lanes)
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Nearest

Interstate	I-95 (1 MI)
Port	Georgetown (75 MI), Charleston(114 MI)
Commercial Airport	Florence Regional (8 MI)
Intermodal Facility	NS Charleston (107 MI)/CSX Charleston (108 MI)

Barge Access	No
Rail Access	South Carolina Central Railroad
Runway Access	No

