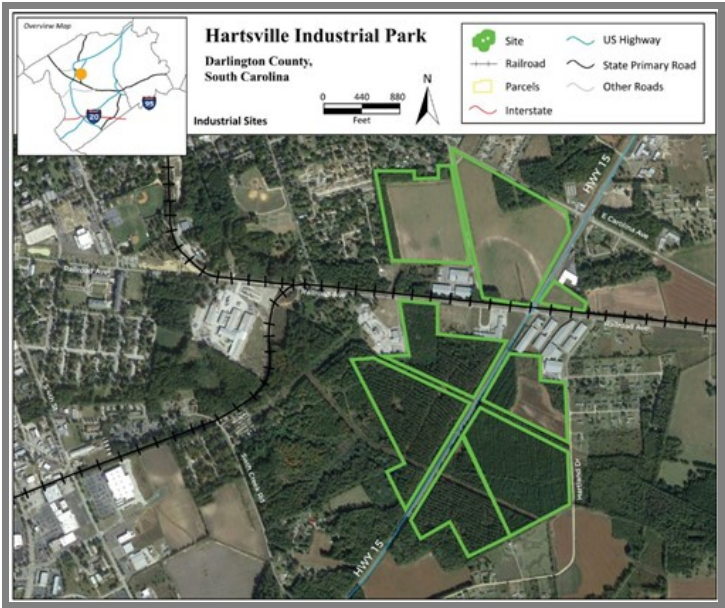


County	Darlington
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	079-00-01-025, 079-00-01-064, 079-00-01-002
Park Status	Hartsville Industrial Park
Location	Railroad Avenue & US Hwy. 15
Landuse	Residential (N) Agricultural (S) Agricultural (E) Agricultural (W)

Pricing	
Pricing	For Sale
Sale Price	\$10,000 to \$22,500 Per Acre

Details	
Total Site Acreage	225.00
Developable Acreage	200.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	8.30
Max Contiguous Developable Site	59.25
Maximum Building Size	480,000.00
Site Improvements	Forested
Elevation Range	212' to 212'
Primary Soil Type	Loamy Sand
SC Certification Program	None

Due Diligence	
Cultural Resource Identification Survey	Completed
Boundary Survey	Not Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities	
Water Provider	City of Hartsville
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Hartsville
Sewer Line #1 Size	12" (Force)
Distance to Sewer Line #1	On-Site
Sewer Line #2 Size	8" (Gravity)
Distance to Sewer Line #2	On-Site
Natural Gas Provider	SCE&G
Nearest Gas Line Size	2" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Progress Energy Service Company, LLC
Telecomm Provider	Time Warner

Transportation	
Road Serving Building	US Hwy. 15 (2 Lanes)
Rail Access	South Carolina Central Railroad
Runway Access	No
Barge Access	No
Nearest Interstate	I-20 (14.00 Miles)
Nearest Port	Georgetown (115.00 Miles)
Nearest Commercial Airport	Florence Regional (27.00 Miles)
Nearest Intermodal Facility	NS Charlotte (100.00 Miles)

Darlington County
Railroad Avenue & US Hwy. 15
Hartsville, SC 29550



Just right for business.

