

County	Dorchester
Municipality	City
Zoning	AOC (Absent of Control)
Tax Map ID	099-00-00-074, 110-00-00-065
Park Status	Stand Alone Site
Location	142 Water Wheel Road
Landuse	Residential (N) Forestry/Undeveloped (S) Forestry/Undeveloped (E) Forestry/Undeveloped (W)

Pricing

Pricing	For Sale
Sale Price	\$61,720 Per Acre

Details

Total Site Acreage	98.25
Developable Acreage	32.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	32.00
Max Contiguous Developable Site	32.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	60' to 60'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	None

Due Diligence

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



Utilities

Water Provider	Dorchester County Water and Sewer
Nearest Water Line Size	10 inches
Distance to Nearest Water Line	16,000 feet
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	5,000 feet
Natural Gas Provider	SCE&G
Nearest Gas Line Size	8" (Distribution)
Distance to Nearest Gas Line	11,616 feet
Alternative Gases	None Available
Electric Provider	SCE&G
Telecomm Provider	AT&T

Transportation

Road Serving Building	SC Hwy 78 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (5.00 Miles)
Nearest Port	Charleston (30.00 Miles)
Nearest Commercial Airport	Charleston International (21.00 Miles)
Nearest Intermodal Facility	CSX Charleston (24.00 Miles)

Water Wheel Road Site
Dorchester County
142 Water Wheel Road
Ridgeville, SC 29472

