

Pine Hill Business Campus (382 Acres)
 13 miles southwest of US-17A and I-26 Interchange
 Summerville, SC 29472

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	150-00-00-199; 140-00-00-038; 158-00-00-013; 150-00-00-219; 150-00-00-202
Park Status	Pine Hill Commerce Park
Location	13 miles southwest of US-17A and I-26 Interchange
Landuse	Agricultural (N) Agricultural (S) Agricultural (E) Agricultural (W)

Pricing

Pricing	For Sale
Sale Price	\$80,000 to \$100,000 Per Acre

Details

Total Site Acreage	389.00
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	223.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	25' to 25'
Primary Soil Type	Clay Loam
SC Certification Program	Palmetto Sites

Due Diligence

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



Utilities

Water Provider	Dorchester County Water and Sewer
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Dorchester County Water and Sewer
Sewer Line #1 Size	10" (Gravity)
Distance to Sewer Line #1	On-Site
Sewer Line #2 Size	14" (Force)
Distance to Sewer Line #2	On-Site
Natural Gas Provider	SCE&G
Gas Line #1 Size	0" (Interstate Transmission)
Distance to Gas Line #1	On-Site
Gas Line #2 Size	4" (Distribution)
Distance to Gas Line #2	13,200 feet
Alternative Gases	None Available
Electric Provider	SCE&G
Telecomm Provider	AT&T

Transportation

Road Serving Building	US Highway 17A (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (12.00 Miles)
Nearest Port	Charleston (28.00 Miles)
Nearest Commercial Airport	Charleston International (21.00 Miles)
Nearest Intermodal Facility	CSX Charleston (24.00 Miles)

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South Carolina
Department of Commerce

Just right for business.

