

Ashley River Lumber Co (171 Acres)
 In the town of Ridgeville between Church St and
 Campbell Thicket Rd
 Ridgeville, SC 29472

County	Dorchester
Municipality	Unincorporated
Zoning	Absence of Controls
Tax Map ID	109-00-00-002 109-00-00-001
Park Status	Stand Alone Site
Location	In the town of Ridgeville between Church St and Campbell Thicket Rd
Landuse	Undeveloped Land (N) Correctional Facility (S) Residential (E) Utility Easement (W)

Pricing

Pricing	For Sale
Sale Price	\$65,000 to \$75,000 Per Acre

Details

Total Site Acreage	170.60
Developable Acreage	170.60
Additional Acreage Available	None
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	170.60
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	65' to 65'
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	Not Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	Town of Ridgeville
Nearest Water Line Size	6 inches
Distance to Nearest Water Line	25 feet
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Providers	SCE&G, Edisto Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Building	Railroad Ave (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (4.00 Miles)
Nearest Port	Charleston (33.00 Miles)
Nearest Commercial Airport	Charleston International (24.00 Miles)
Nearest Intermodal Facility	CSX Charleston (27.00 Miles)

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