

Hwy 78 Ridgeville (331 Acres)
 Hwy 78 adjacent to Ridgeville Commerce Park
 Ridgeville, SC 29472

County	Dorchester
Municipality	Unincorporated
Zoning	Absence of Control
Tax Map ID	097-00-00-009
Park Status	Stand Alone Site
Location	Hwy 78 adjacent to Ridgeville Commerce Park
Landuse	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Agricultural (W)

Pricing

Pricing	For Sale
Sale Price	\$9,064 Per Acre

Details

Total Site Acreage	331.00
Developable Acreage	135.32
Additional Acreage Available	970.00
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	43' to 61'
Primary Soil Type	Fine Sand
SC Certification Program	None

Due Diligence

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



Utilities

Water Provider	Dorchester County Water Authority
Nearest Water Line Size	16 inches
Distance to Nearest Water Line	100 feet
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	5,200 feet
Natural Gas Provider	SCE&G
Nearest Gas Line Size	6" (Intrastate Transmission)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	SCE&G
Telecomm Provider	AT&T

Transportation

Road Serving Building	Hwy 78 (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (5.00 Miles)
Nearest Port	Charleston (35.00 Miles)
Nearest Commercial Airport	Charleston International (25.00 Miles)
Nearest Intermodal Facility	CSX Charleston (28.00 Miles)

Hwy 78 Ridgeville (331 Acres)

Dorchester County

Hwy 78 adjacent to Ridgeville Commerce Park

Ridgeville, SC 29472



South Carolina
Department of Commerce

Just right for business.

