

Springs Tract (490 Acres)
 Corner of HWY 78 and Winding Woods Road.
 St. George, SC 29477

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	046-00-00-022P & 023
Park Status	Stand Alone Site
Location	Corner of HWY 78 and Winding Woods Road.
Landuse	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Residential (W)

Pricing

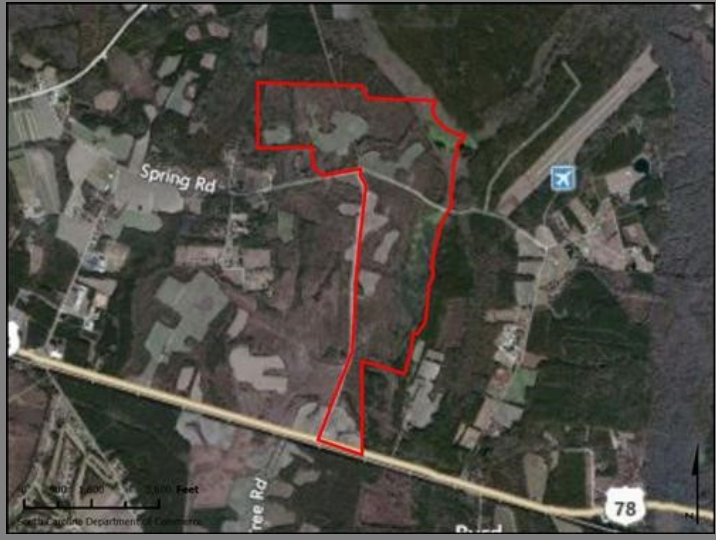
Pricing	For Sale
Sale Price	\$20,000 to \$40,000 Per Acre

Details

Total Site Acreage	490.00
Developable Acreage	Undetermined
Additional Acreage Available	608.00
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	80' to 95'
Primary Soil Type	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	Dorchester County Water Authority
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	12" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	8,448 feet
Alternative Gases	None Available
Electric Provider	Edisto Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Building	Highway 78 (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (6.00 Miles)
Nearest Port	Charleston (49.00 Miles)
Nearest Commercial Airport	Charleston International (40.00 Miles)
Nearest Intermodal Facility	NS Charleston (42.00 Miles)

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South Carolina
Department of Commerce

Just right for business.

