

# Highway 15 North & Duncan Chapel Road (116.7 Acres)

Highway 15 North & Duncan Chapel Road  
St. George, SC 29477



**South Carolina**  
Department of Commerce

Just right for business.

|                     |  |
|---------------------|--|
| <b>County</b>       | Dorchester   |
| <b>Municipality</b> | Unincorporated   |
| <b>Zoning</b>       | CG/AC  |
| <b>Tax Map ID</b>   | 008-00-00-048, 008-00-00-070   |
| <b>Park Status</b>  | Stand Alone Site   |
| <b>Location</b>     | Highway 15 North & Duncan Chapel Road  |
| <b>Landuse</b>      | Agricultural (N)<br>Agricultural (S)<br>Agricultural (E)<br>Agricultural (W) |

### Pricing

|                   |                   |
|-------------------|-------------------|
| <b>Pricing</b>    | For Sale          |
| <b>Sale Price</b> | \$12,510 Per Acre |

### Details

|  |                   |
|--|-------------------|
| <b>Total Site Acreage</b>              | 116.69            |
| <b>Developable Acreage</b>             | Undetermined      |
| <b>Additional Acreage Available</b>    | Undetermined      |
| <b>Minimum Divisible Acreage</b>       | Not Subdivideable |
| <b>Max Contiguous Developable Site</b> | Undetermined      |
| <b>Maximum Building Size</b>           | Undetermined      |
| <b>Site Improvements</b>               | Cleared           |
| <b>Elevation Range</b>                 | 90' to 90'        |
| <b>Primary Soil Type</b>               | Loamy Fine Sand   |
| <b>SC Certification Program</b>        | None              |

### Due Diligence

|  |               |
|--|---------------|
| <b>Cultural Resource Identification Survey</b> | Not Completed |
| <b>Boundary Survey</b>                         | Not Completed |
| <b>Protected Species Assessment</b>            | Not Completed |
| <b>Preliminary Geotechnical Exploration</b>    | Not Completed |
| <b>Phase 1 EPA Site Assessment</b>             | Not Completed |
| <b>Topographical Survey</b>                    | Not Completed |
| <b>Wetlands Delineation</b>                    | Not Completed |



### Utilities

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| <b>Water Provider</b>                 | Dorchester County Water and Sewer |
| <b>Nearest Water Line Size</b>        | 8 inches                          |
| <b>Distance to Nearest Water Line</b> | 23,400 feet                       |
| <b>Wastewater Provider</b>            | Dorchester County Water and Sewer |
| <b>Nearest Sewer Line Size</b>        | 8" (Force)                        |
| <b>Distance to Nearest Sewer Line</b> | 10,000 feet                       |
| <b>Natural Gas Provider</b>           | Service Not Available             |

### Transportation

|                                    |  |
|------------------------------------|--|
| <b>Road Serving Building</b>       | Highway 15 (2 Lanes)                   |
| <b>Rail Access</b>                 | No                                     |
| <b>Runway Access</b>               | No                                     |
| <b>Barge Access</b>                | No                                     |
| <b>Nearest Interstate</b>          | I-26 (1.00 Mile)                       |
| <b>Nearest Port</b>                | Charleston (50.00 Miles)               |
| <b>Nearest Commercial Airport</b>  | Charleston International (41.00 Miles) |
| <b>Nearest Intermodal Facility</b> | CSX Charleston (44.00 Miles)           |

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