

Hodge Tract
 221 Hodge Road
 Summerville, SC 29483

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	122-00-00-031
Park Status	Eastport Industrial Park
Location	221 Hodge Road
Landuse	Heavy Industrial (N) Heavy Industrial (S) Mixed Use (E) Heavy Industrial (W)

Pricing

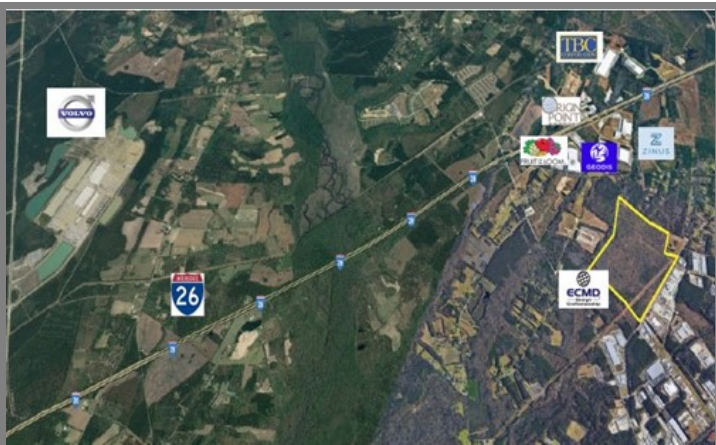
Pricing	For Sale
Sale Price	\$60,000 to \$75,000 Per Acre

Details

Total Site Acreage	303.68
Developable Acreage	283.86
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	100.00
Max Contiguous Developable Site	303.68
Maximum Building Size	750,000.00
Site Improvements	Partially Cleared
Elevation Range	70' to 70'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	None

Due Diligence

Cultural Resource Identification Survey	Not Completed
Boundary Survey	Not 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	Summerville CPW
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
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 Provider	SCE&G
Telecomm Provider	AT&T

Transportation

Road Serving Building	Hodge Road (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (3.00 Miles)
Nearest Port	Charleston (27.00 Miles)
Nearest Commercial Airport	Charleston International (17.00 Miles)
Nearest Intermodal Facility	CSX Charleston (20.00 Miles)

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South Carolina
Department of Commerce

Just right for business.

