

# Muckenfuss Industrial Park (122 Acres)

Located near the intersection of US Hwy. 78 and Jedburg Road. Immediate access to I-26.  
 Jedburg, SC 29483

<b>County</b>	Dorchester
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	122-00-00-048
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	Located near the intersection of US Hwy. 78 and Jedburg Road. Immediate access to I-26.
<b>Landuse</b>	Undeveloped Land (N) Light Industrial (S) Light Industrial (E) Residential (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$65,000 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	122.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	None
<b>Minimum Divisible Acreage</b>	5.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	62' to 62'
<b>Primary Soil Type</b>	Fine Sandy Loam
<b>SC Certification Program</b>	None

<b>Due Diligence</b>	
<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



<b>Utilities</b>	
<b>Water Provider</b>	Dorchester County Water Authority
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Dorchester County Water and Sewer
<b>Sewer Line #1 Size</b>	8" (Gravity)
<b>Distance to Sewer Line #1</b>	670 feet
<b>Sewer Line #2 Size</b>	8" (Gravity)
<b>Distance to Sewer Line #2</b>	1,120 feet
<b>Natural Gas Provider</b>	SCE&G
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	528 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Berkeley Electric Cooperative
<b>Telecomm Provider</b>	AT&T

<b>Transportation</b>	
<b>Road Serving Building</b>	Jedburg Road (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (3.00 Miles)
<b>Nearest Port</b>	Charleston (27.00 Miles)
<b>Nearest Commercial Airport</b>	Charleston International (18.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charleston (21.00 Miles)

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**South Carolina**  
Department of Commerce

Just right for business.

