

Pecan Tree Site (205 Acres)
 US 78 0.5 mi SE of US 78/US 15
 St. George, SC 29477

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	059-00-00-009
Park Status	Stand Alone Site
Location	US 78 0.5 mi SE of US 78/US 15
Landuse	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Undeveloped Land (W)

Pricing

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

Details

Total Site Acreage	205.00
Developable Acreage	Undetermined
Additional Acreage Available	262.95
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	80' to 90'
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 and Sewer
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	13,300 feet
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	10" (Gravity)
Distance to Nearest Sewer Line	1,000 feet
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	6,336 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 (5.00 Miles)
Nearest Port	Charleston (48.00 Miles)
Nearest Commercial Airport	Charleston International (40.00 Miles)
Nearest Intermodal Facility	NS Charleston (41.00 Miles)

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