

## L&C Tract A Site - 344 acres

SR 335 1.3 mi E of SR 335/SC 72 ByP X-Rd, Chester, South Carolina 29706 - Chester County



### Property Details

**Latitude/Longitude:** 34.7012, -81.1692

**Type of space:** Vacant Land

**Min Size:** 100 acres

**Max Size:** 344 acres

**Last Updated:** 7/31/2024

### Contact Information

**Company:** South Carolina Department of Commerce

**Address:** 1201 Main Street, Ste. 1600

**City:** Columbia

**State:** South Carolina

**Phone:** (803) 737-0400

**Email:** [LocateSC@scommerce.com](mailto:LocateSC@scommerce.com)

### Location

**Tax Map ID(s):** 089-00-00-015-000

**Municipality:** Unincorporated

**Zoning:** No assigned zoning

**Surrounding Land Use - North:** Light Industrial

**Surrounding Land Use- South:** Agricultural

**Surrounding Land Use -East:** Light Industrial

**Surrounding Land Use- West:** Light Industrial

**Park Name:** None

### Listing Information

**Ownership:** Private

**For Sale:** Yes

**Min Sale Price:** \$40,000.00 /acre

**Lease Rate:** \$0.00 /SF

### Physical Details

**Total Site Size :** 344 acres

**Developable Acreage:** 330

**Minimum Divisible Size:** 100

**Site Improvements:** Forested

### Transportation

**Access Road Name:** Hwy 9

**Access Road Number of Lanes:** 4

**Nearest Airport:** Charlotte/Douglas International

**Distance to Commercial Airport:** 44 miles

**Nearest International Airport:** Charlotte Douglas Intl Airport

**Distance to Nearest International Airport:** 44 miles

**Nearest Intermodal Yard:** NS Charlotte

**Distance to Intermodal Access:** 46 miles

**Nearest Interstate:** 77

**Distance to Interstate:** 11 miles

**Nearest Port:** Charleston

**Distance to Port:** 167 miles

**Nearest Inland Port:** Inland Port Greer

**Distance to Nearest Inland Port:** 69 miles

### Site Details

**Max Elevation:** 521

**Min Elevation:** 459

**Soil Type:** Fine Sandy Loam

### Utilities

**Water System Provider:** Chester Metropolitan District

**Distance to Primary Water:** 2100 feet  
**Primary Water Line Diameter:** 16 in  
**Sewer System Provider:** Chester Sewer District  
**Primary Sewer Line Type:** Gravity  
**Distance to Primary Sewer:** 0 feet  
**Primary Sewer Line Diameter:** 18  
**Primary Electric Service Provider:** Duke Energy  
**Distance to Primary Electric Service:** 0 feet  
**Natural Gas Provider:** Chester County Natural Gas  
**Distance to Primary Natural Gas:** 0 feet  
**Primary Natural Gas Line Diameter:** 4 in  
**Telecom Provider(s):** TruVista

## Due Diligence

**Cultural Resource Identification Survey:** Yes  
**Boundary Survey:** Yes  
**Protected Species Assessment:** Yes  
**Report of Preliminary Geotechnical Exploration:** Yes  
**Topographical Survey:** Yes  
**Wetlands Delineation:** Yes