

L&C Tract P Site - 361 acres

SC Highway 9, Chester, South Carolina 29706 - Chester County



Property Details

Latitude/Longitude: 34.7362, -81.1106

Type of space: Vacant Land

Min Size: 74.20 acres

Max Size: 361.60 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

Location

Tax Map ID(s): 097-00-00-031-000, 097-00-00-076-000, 097-00-00-039-000, 097-00-00-077-000

Municipality: Unincorporated

Zoning: ID-2, R-2

Surrounding Land Use - North: Agricultural

Surrounding Land Use- South: Light Industrial

Surrounding Land Use -East: Light Industrial

Surrounding Land Use- West: Light Industrial

Park Name: Chester East Industrial Area

Listing Information

Ownership: Private

For Sale: Yes

Min Sale Price: \$50,000.00 /acre

Lease Rate: \$0.00 /SF

Physical Details

100+ acre Contiguous Sites: Yes

Total Site Size : 361.55 acres

Developable Acreage: 250+

Minimum Divisible Size: 74.15

Site Improvements: Partially Cleared

Transportation

Access Road Name: SC Highway 9

Access Road Number of Lanes: 4

Rail Access: Yes

Rail Provider: Lancaster and Chester Railway (LC)

Runway Length: 5,000 feet

Nearest Airport: Chester-Catawba Regional Airport

Distance to Commercial Airport: 11 miles

Nearest International Airport: Charlotte Douglas International Airport (CLT)

Distance to Nearest International Airport: 45 miles

Nearest Intermodal Yard: NS Charlotte

Distance to Intermodal Access: 45 miles

Nearest Interstate: 77

Distance to Interstate: 4.5 miles

Nearest Port: Charleston

Distance to Port: 176 miles

Nearest Inland Port: Inland Port Greer

Distance to Nearest Inland Port: 76 miles

Site Details

Max Elevation: 592

Min Elevation: 489

Soil Type: Fine Sandy Loam

Utilities

Water Service: Yes

Water System Provider: Chester Metropolitan District

Distance to Primary Water: 0 feet

Primary Water Line Diameter: 24 in

Sewer System Provider: Chester Sewer District

Primary Sewer Line Type: Force

Distance to Primary Sewer: 2500 feet

Primary Sewer Line Diameter: 6

Electric Service: Yes

Electric Power Availability: Dual

Primary Electric Service Provider: Duke Energy

Primary Electric Line Type: Transmission

Primary Electric Voltage: 100

Distance to Primary Electric Service: 0.50 feet

Natural Gas Service: Yes

Natural Gas Provider: Chester County Natural Gas

Distance to Primary Natural Gas: 0 feet

Primary Natural Gas Line Diameter: 8 in

Telecom Provider(s): TruVista

Description

Large 361-acre industrial site that consists of four parcels. The site offers dual-rail service via the L&C Railroad from the north, and great highway access and frontage on the Hwy 9 industrial corridor. This site can support of to a 2.2 million SF facility. The two main parcels (approx. 287.4 acres) are certified with due diligence reports available.

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