

**Pocotaligo East**

U.S. 521 three miles south of Sumter at the corner of 521 and Race Track Road.  
Sumter, SC 29153



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Sumter
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Agricultural
<b>Tax Map ID</b>	252-000-5029 252-000-5027
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	U.S. 521 three miles south of Sumter at the corner of 521 and Race Track Road.
<b>Landuse</b>	Heavy Industrial (N) Agricultural (S) Agricultural (E) Commercial (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$15,000 Per Acre

**Details**

<b>Total Site Acreage</b>	143.86
<b>Developable Acreage</b>	130.03
<b>Additional Acreage Available</b>	33.00
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	76.00
<b>Maximum Building Size</b>	2,000,000.00
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	145' to 145'
<b>Primary Soil Type</b>	Fine Sandy Loam
<b>Palmetto Sites Program</b>	Yes

**Due Diligence**

<b>Cultural Resource Identification Survey</b>	Completed
<b>Boundary Survey</b>	Completed
<b>Protected Species Assessment</b>	Completed
<b>Preliminary Geotechnical Exploration</b>	Completed
<b>Phase 1 EPA Site Assessment</b>	Completed
<b>Topographical Survey</b>	Completed
<b>Wetlands Delineation</b>	Completed



**Utilities**

<b>Water Provider</b>	City of Sumter
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	10 feet
<b>Wastewater Provider</b>	City of Sumter
<b>Nearest Sewer Line Size</b>	18" (Gravity)
<b>Distance to Nearest Sewer Line</b>	850 feet
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	4" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	Propane
<b>Electric Provider</b>	Duke Progress Energy Service Company, LLC
<b>Telecomm Provider</b>	Farmers Telephone Cooperative

**Transportation**

<b>Road Serving Building</b>	U.S. Highway 521 (4 Lanes)
<b>Rail Access</b>	CSX Transportation
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-95 (14.00 Miles)
<b>Nearest Port</b>	Georgetown (78.00 Miles)
<b>Nearest Commercial Airport</b>	Florence Regional (46.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charleston (88.00 Miles)

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