

**Governors Hill Site**

In NW QUAD of I20/SR329 inchg, SR189; 674 Mount Olivet Rd.  
Camden, SC 29020



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Kershaw
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	301-00-00-02
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	In NW QUAD of I20/SR329 inchg, SR189; 674 Mount Olivet Rd.
<b>Landuse</b>	Undeveloped Land (N) Undeveloped Land (S) Residential (E) Undeveloped Land (W)

**Pricing**

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

**Details**

<b>Total Site Acreage</b>	210.00
<b>Developable Acreage</b>	163.31
<b>Additional Acreage Available</b>	156.00
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	48.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	269' to 269'
<b>Primary Soil Type</b>	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>	Not Completed



**Utilities**

<b>Water Provider</b>	Cassett Water Authority
<b>Nearest Water Line Size</b>	6 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Kershaw County
<b>Nearest Sewer Line Size</b>	10" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	8,700 feet
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	Black River Electric Cooperative, City of Camden
<b>Telecomm Provider</b>	AT&T

**Transportation**

<b>Road Serving Building</b>	Dr. Humphries Road (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-20 (4.00 Miles)
<b>Nearest Port</b>	Georgetown (113.00 Miles)
<b>Nearest Commercial Airport</b>	Columbia Metro (43.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (85.00 Miles)

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