

Location

Address: US HWY 78/ SC HWY 27
City: Ridgeville
State: South Carolina
ZIP Code: 29472
County: Dorchester
Tax Map ID: 087-00-00-096; 097; 097-00-00-002;

Sales/Lease Information

Sale: \$55,000.00 to \$100,000.00 per ac
\$135,907.75 to \$247,105.00 per ha
Lease: Not available for lease
Subdividable: Yes

Property Information

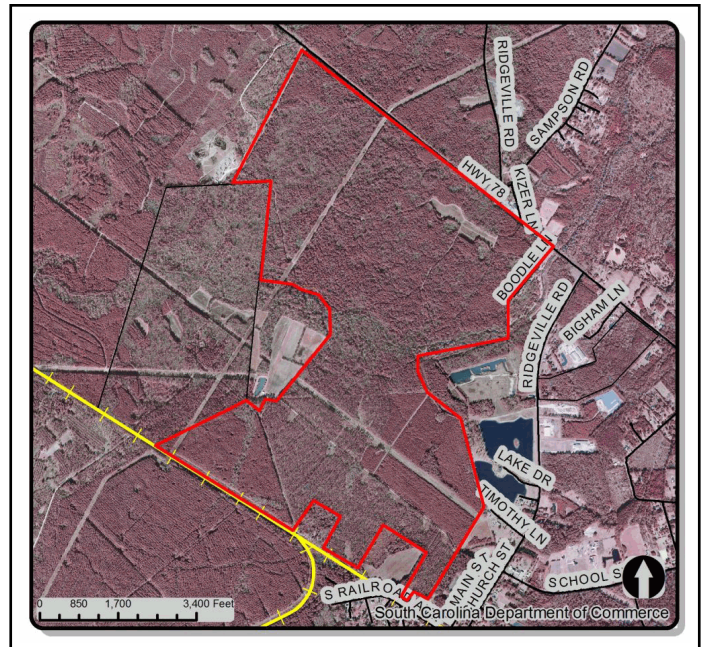
Site or Park: Park
Subject Property Size: 1,035.00 ac/418.85 ha
Additional Property Available:
Max Available for Purchase: 1,035.00 ac/418.85 ha
Min Available for Purchase: 311.00 ac/125.86 ha
Certified Property: 1,035.00 ac/418.85 ha
Zoning Description: AC-Absence of Controls
Surrounding Landuse: Raw Land, Forestry
Current Landuse of Property: Raw Land, Forestry
Minimum Elevation: 55.00 ft/16.76 m
Maximum Elevation: 65.00 ft/19.81 m
Primary Soil Type: Silty Loam, Loam

Transportation Accessibility

Closest Interstate
Interstate-26: 4.32 mi/6.95 km
Closest Port
Charleston: 34.36 mi/55.29 km
Closest Rail Line
Norfolk Southern: 0.01 mi/0.02 km
Rail Access: Yes
Closest Commercial Airport
Charleston International: 25.35 mi/40.79 km
Closest Civil Airport
Summerville: 8.83 mi/14.21 km

Comments

Norfolk Southern line runs along southern boundary of site.



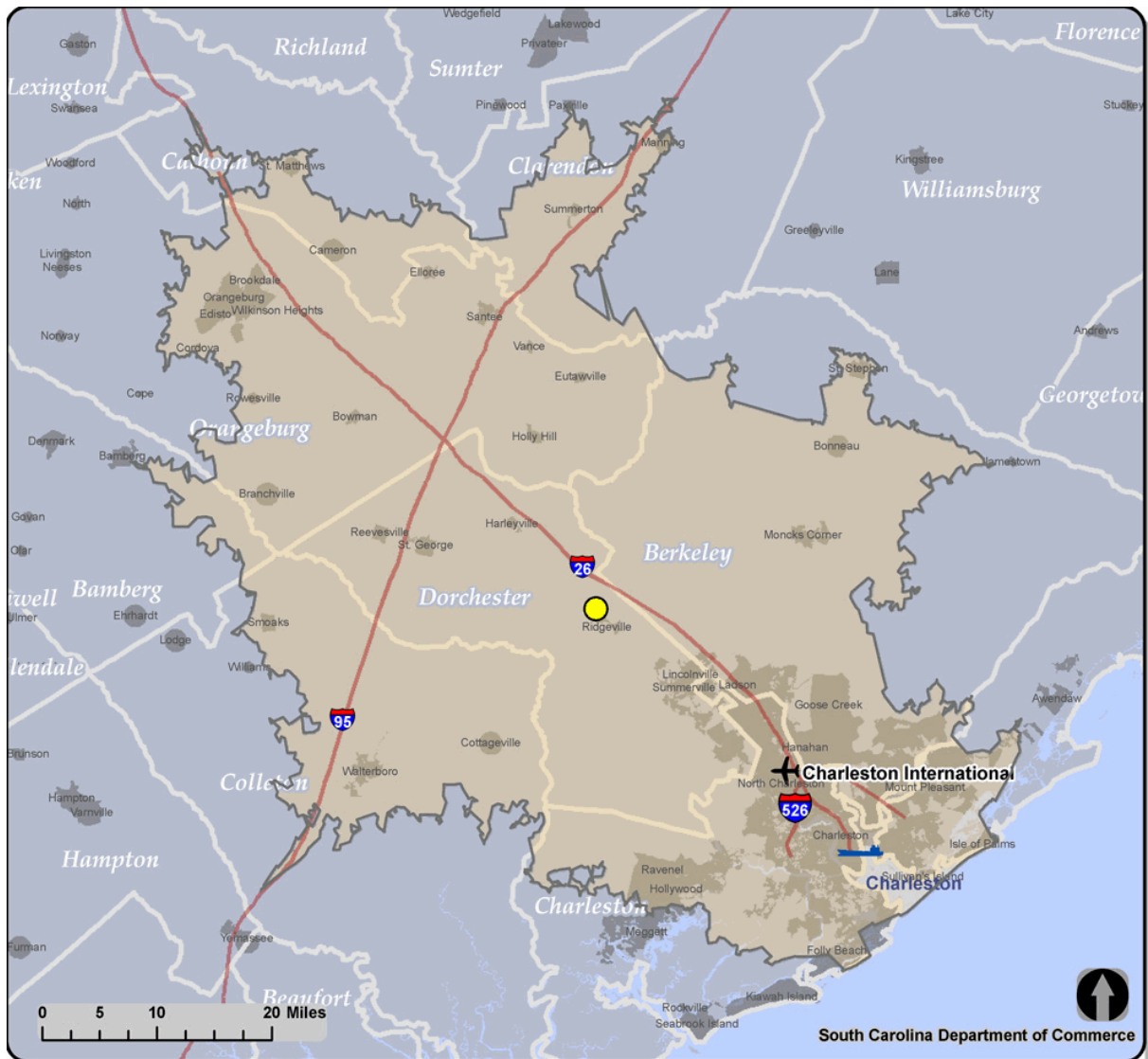
Utilities and Service

Water Service Provider: Dorchester County W&S
Water Main Diameter: 8.00 in/20.32 cm
Distance to Water Line: 0.19 mi/0.31 km
Comments:
Sewer Service Provider: Dorchester County Public Works
Sewer Main Diameter: 6.00 in/15.24 cm
Sewer Type (Force or Gravity): Force Main
Distance to Sewer Line: 0.19 mi/0.31 km
Comments:
Natural Gas Provider: SCE&G
Natural Gas Line Diameter:
Natural Gas Proximity: Available
Comments:
Primary Electricity Provider: SCE&G
Alt. Electricity Provider: Edisto Electric Cooperative
Comments: Redundant, Three-Phase Power Available
Telecom Available: AT&T
Fiber Optics Available: AT&T
Cable Available: AT&T
Fire Department: Ridgeville Volunteer Fire Dept.
Distance to Fire Department: 2.00 mi/3.22 km
Fire Dept.'s ISO Rating: 6/9

General Information

County Development Status:	Tier I	Subject Property Inside City Limits:	No
Multicounty Property:	No	School District:	Dorchester 4
Related Counties:	None	Tax District:	Dorchester County & Town of Charleston
Per Capita Income for County:	\$30,765	Census Tract:	45035010400
Avg Hourly Wage for County:	\$15.38	Housing Units in Tract (2000 Census):	1,823
		Census Tract Pop. (2000 Census):	5,632

60 Minute Drive Time Map



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.