

Location

Address: HWY 78 and Winding Wood Road
City: St. George
State: South Carolina
ZIP Code: 29477
County: Dorchester
Tax Map ID: 059-00-00-006

Sales/Lease Information

Sale: \$20,000.00 to \$40,000.00 per ac
\$49,421.00 to \$98,842.00 per ha
Lease: Not available for lease
Subdividable: Yes

Property Information

Site or Park: Site
Subject Property Size: 624.38 ac/252.68 ha
Additional Property Available:
Max Available for Purchase: 620.59 ac/251.14 ha
Min Available for Purchase: 25.00 ac/10.12 ha
Certified Property: 620.59 ac/251.14 ha
Zoning Description: Industrial
Surrounding Landuse: Agricultural
Current Landuse of Property: Agricultural
Minimum Elevation: 80.00 ft/24.38 m
Maximum Elevation: 95.00 ft/28.96 m
Primary Soil Type: Sandy Loam

Transportation Accessibility

Closest Interstate
Interstate-I-95: 4.00 mi/6.44 km
Closest Port
Charleston: 51.00 mi/82.06 km
Closest Rail Line
Norfolk Southern: 0.02 mi/0.03 km
Rail Access: Yes
Closest Commercial Airport
Charleston International: 38.00 mi/61.14 km
Closest Civil Airport
St. George: 2.00 mi/3.22 km

Comments

Prices exclude timber. Cnty will extend util. Rail Access is across US 78.



Utilities and Service

Water Service Provider: Town of St George
Water Main Diameter: 6.00 in/15.24 cm
Distance to Water Line: 0.15 mi/0.24 km
Comments: 1500 ft west of site

Sewer Service Provider: Town of Saint George
Sewer Main Diameter: 8.00 in/20.32 cm
Sewer Type (Force or Gravity): Gravity
Distance to Sewer Line: 0.15 mi/0.24 km
Comments: 1500 ft west of site

Natural Gas Provider: SC Electric & Gas
Natural Gas Line Diameter: 4.00 in/10.16 cm
Natural Gas Proximity: In close proximity to property
Comments: 1500 ft to main

Primary Electricity Provider: Edisto Electric Cooperative
Alt. Electricity Provider: None
Comments: Co-op

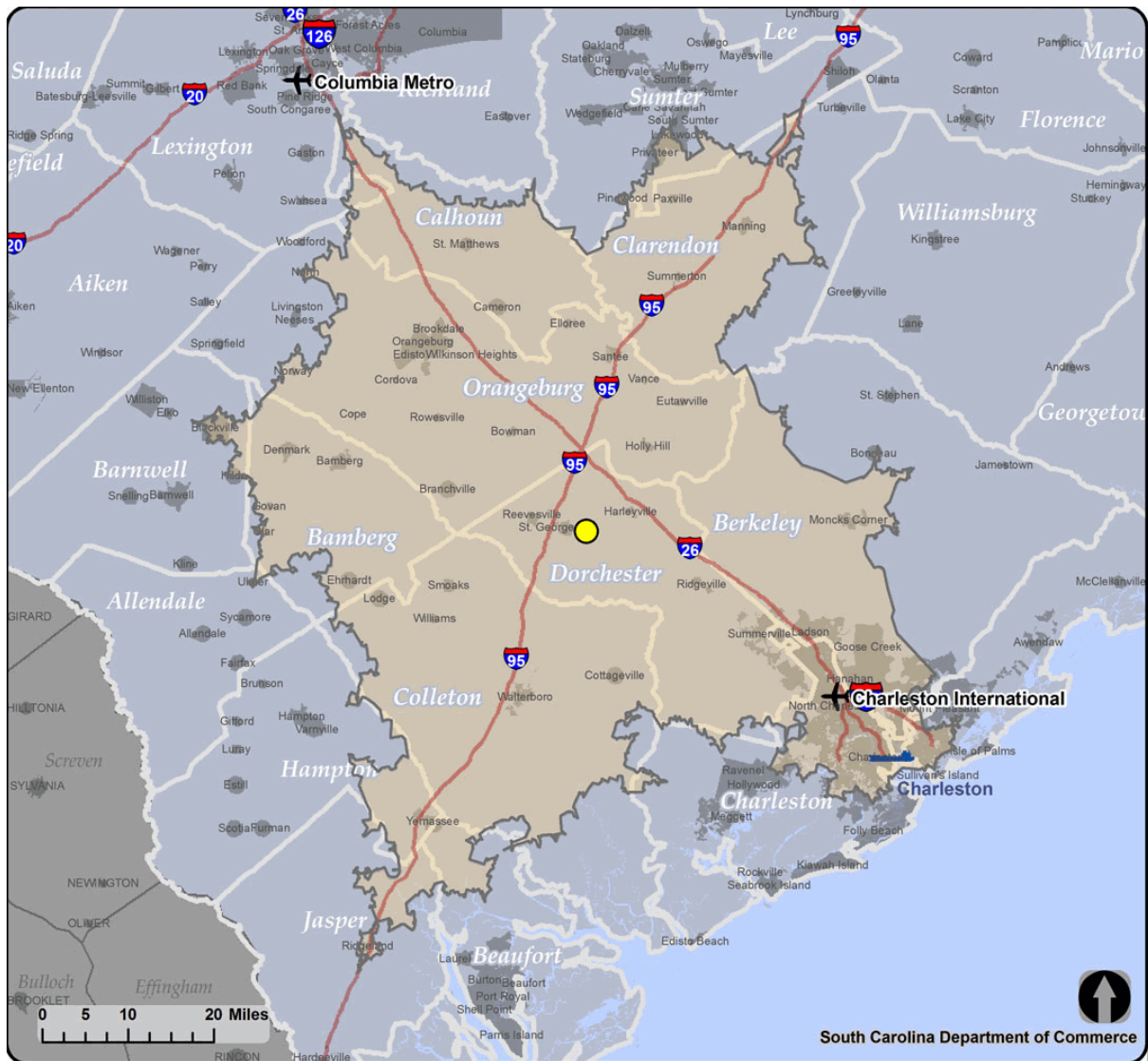
Telecom Available: AT&T
Fiber Optics Available: AT&T
Cable Available: AT&T

Fire Department: St. George Fire Dept.
Distance to Fire Department:
Fire Dept.'s ISO Rating: 6

General Information

County Development Status:	Tier I	Subject Property Inside City Limits:	No
Multicounty Property:	Yes	School District:	Dorchester 4
Related Counties:	Orangeburg	Tax District:	Unincorporated
Per Capita Income for County:	\$30,765	Census Tract:	45035010200
Avg Hourly Wage for County:	\$15.38	Housing Units in Tract (2000 Census):	2,205
		Census Tract Pop. (2000 Census):	5,062

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.