

# WINDING WOOD INDUSTRIAL SITE DORCHESTER

#### 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 Electricty 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



# WINDING WOOD INDUSTRIAL SITE DORCHESTER

# General Information

County Development Status: Tier I Subject Property Inside City Limits: No

\$30,765

\$15.38

Multicounty Property: Yes School District: Dorchester 4

Related Counties: Orangeburg Tax District: Unincorporated

Census Tract: 45035010200

Housing Units in Tract 2,205

(2000 Census):

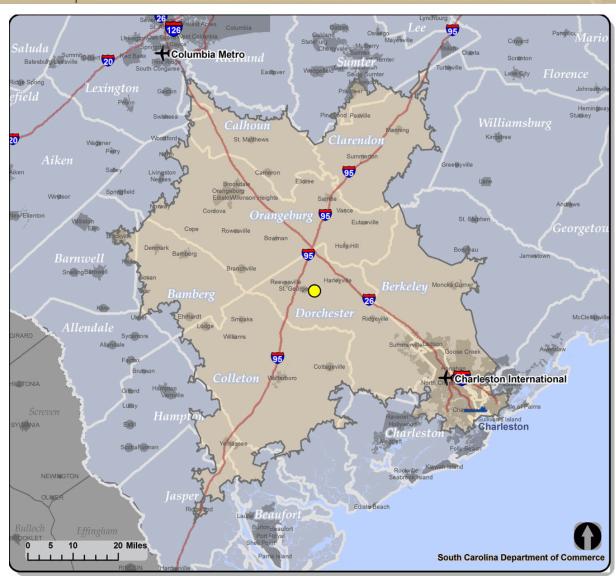
Census Tract Pop. 5,062

(2000 Census):

# 60 Minute Drive Time Map

Per Capita Income for County:

Avg Hourly Wage for County:



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.