

## Epps Industrial Site #2

Kingstree, South Carolina 29518  
Williamsburg County



### Property Information

Address:	Eastland Ave. / U.S. Hwy. 52 Intersection
City:	Kingstree
State:	South Carolina
Zip:	29518
County:	Williamsburg
Municipality:	Unincorporated
Latitude and Longitude:	33.721988560, -79.80088176

### Brokerage Details

Tax Map ID:	45-174-003
Sale Price Per Acre:	\$5,000

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### Building Information

### Site Information

Total Acres:	100
Minimum Divisible Acreage:	Not Subdividable
Maximum Contiguous Acreage:	Undetermined
Developable Acres:	Undetermined
Zoning:	No Zoning Present
Surrounding Land Use - North:	Undeveloped Land
Surrounding Land Use - South:	Undeveloped Land
Surrounding Land Use - East:	Undeveloped Land
Surrounding Land Use - West:	Light Industrial
Site Condition:	partially-cleared
Elevation (Min):	59'
Elevation (Max):	72'
Soil Type:	Loam
Due Diligence Performed:	None

### Utilities Information

Primary Electric Provider:	Santee Electric Cooperative, Inc.
Natural Gas Provider:	Dominion Energy
Natural Gas Type:	Distribution
Gas Main Size:	3"
Distance to Nearest Gas Line:	On Site

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Telecommunications Provider:	Farmers Telephone Cooperative
Water Provider:	Town of Kingstree
Water Main Diameter:	14"
Water Service Distance:	On Site
Wastewater Provider:	Town of Kingstree
Wastewater Type:	Gravity
Wastewater Line Diameter:	8"
Wastewater Main Distance:	On Site

### Proximity Information

Nearest Airport:	Florence Regional Airport (37 miles)
Nearest Interstate:	I-95 (25 miles)
Nearest Port:	Port of Georgetown (Break-Bulk Port) (48 miles)