

County	Berkeley
Municipality	City
Zoning	Heavy Industrial
Tax Map ID	226-00-00-001 226-00-00-002 226-00-00-003
Park Status	Stand Alone Site
Location	Cypress Gardens Road
Landuse	Heavy Industrial (N) Undeveloped Land (S) Waterway (E) Undeveloped Land (W)

Pricing

Pricing	For Sale
Sale Price	\$25,000 to \$150,000

Details

Total Site Acreage	288.00
Developable Acreage	205.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	9.80
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	9' to 21'
Primary Soil Type	Association
SC Certification Program	Certified Park

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Not Completed
Wetlands Delineation	Completed



Utilities

Water Provider	Service Not Available
Wastewater Provider	Berkeley County Water and Sanitation
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	17,000 feet
Natural Gas Provider	Service Not Available
Alternative Gases	None Available
Electric Provider	SCE&G
Telecomm Provider	Home Telecom

Transportation

Road Serving Building	Bushy Park Road (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-526 (14 Miles)
Nearest Port	Charleston (28 Miles)
Nearest Commercial Airport	Charleston International (20 Miles)
Nearest Intermodal Facility	CSX Charleston (22 Miles)