

**Location**

Address: Brogdon Road  
 City: Alcolu  
 State: South Carolina  
 ZIP Code: 29001  
 County: Clarendon  
 Tax Map ID: 173-00-04-001 173-00-04-002

**Sale/Lease Information**

Sale: \$5,000.00 per ac  
 \$12,355.25 per ha

Lease: Not available for lease  
 Subdividable: No

**Property Information**

Site or Park: Site  
 Subject Property Size: 215.00 ac/87.01 ha  
 Additional Property Available: 590.00 ac/238.76 ha  
 Max. Available for Purchase: 805.00 ac/325.77 ha  
 Min. Available for Purchase: 215.00 ac/87.01 ha  
 Certified Property: 215.00 ac/87.01 ha

Zoning Description: Industrial

Surrounding Landuse: Agricultural, Ind., Residential  
 Current Landuse of Property: Agricultural

Minimum Elevation: 124.67 ft/38.00 m  
 Maximum Elevation: 131.23 ft/40.00 m  
 Primary Soil Type: Sandy Loam, Fine Sand

**Utilities/Services**

Water Service Provider: City of Manning  
 Water Main Diameter: 6.00 in/15.24 cm  
 Distance to Water Line: 0.25 mi/0.40 km  
 Comments: 6"-1300' 8"-6700' 12"-11000'

Sewer Service Provider: City of Manning  
 Sewer Main Diameter: 10.00 in/25.40 cm  
 Sewer Type (Force or Gravity): Force Main  
 Distance to Sewer Line: 4.13 mi/6.65 km  
 Comments: 10" - 6700'

Natural Gas Provider: SCE&G  
 Natural Gas Line Diameter: 6.00 in/15.24 cm  
 Natural Gas Proximity: Within 1000 ft  
 Comments: Within 1000 ft

Primary Electricity Provider: Black River Electric Cooperative  
 Alt. Electricity Provider: 3 Phase Available  
 Comments: 3 Phase Available

Telecom. Available: FTC  
 Fiber Optics Available: FTC  
 Cable Available: Time Warner

Fire Department: Clarendon County FD  
 Distance to Fire Department: 1.66 mi/2.67 km  
 Fire Dept.'s ISO Rating: 6/9



**Transportation Accessibility**

Closest Interstate  
 Interstate-95: 2.34 mi/3.77 km

Closest Port  
 Georgetown: 68.08 mi/109.54 km

Closest Rail Line  
 CSX: 0.01 mi/0.02 km  
 Rail Access:

Closest Commercial Airport  
 Florence Regional: 47.98 mi/77.20 km

Closest Civil Airport  
 Santee Cooper Regional: 13.65 mi/21.96 km

**General Information**

County Development Status: Distressed  
 Multicounty Property: No  
 Related Counties: None

Per Capita Income for County: \$22,350  
 Avg. Hourly Wage for County: \$11.18

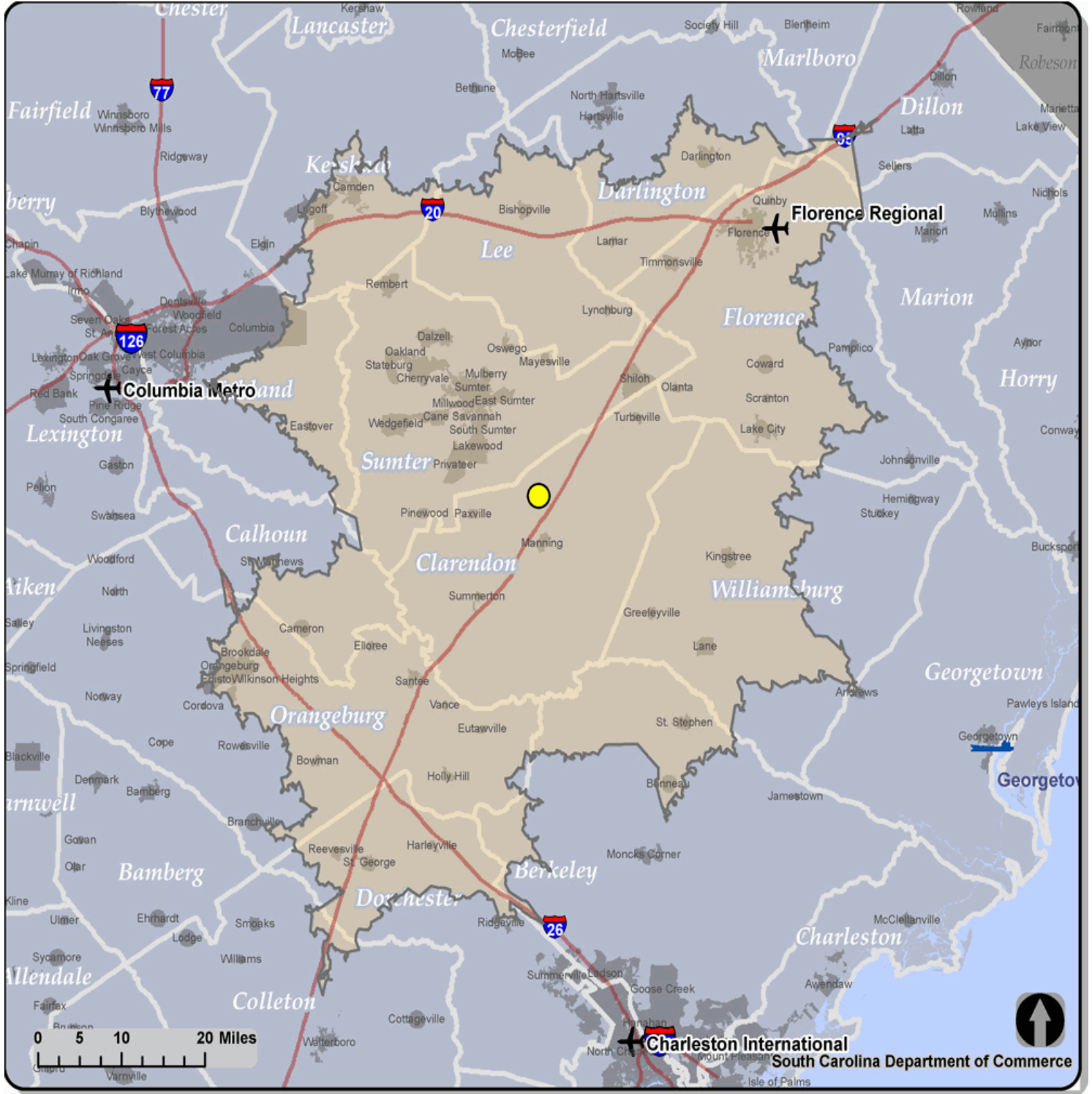
Subject Property Inside City Limits: No  
 School District: Clarendon 2  
 Tax District: District 20

Census Tract: 45027960300  
 Housing Units in Tract (2000 Census): 930  
 Census Tract Pop. (2000 Census): 2,371

**Comments**

Certified Site

60 Minute Drive Time Map from Brogdon East Ind. Site



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.