

LANCASTER COUNTY, SOUTH CAROLINA

HAUSS PROPERTY SITE

CAMP CREEK ROAD | LANCASTER, SC 29721

TAX MAP ID: 0068-00-041.03



PROPERTY INFORMATION

| | |
|----------------------------------|-----------------|
| Building, Site or Park | Site |
| Associated Park | N/A |
| Total Acres (Additional Acres) | 69.8 acres |
| Building Size Sq. Ft. (Avail) | N/A |
| Manufacturing Sq Ft. (Avail) | N/A |
| Office Sq Ft. (Avail) | N/A |
| Additional Building(s) Available | N/A |
| Soil Type | Silty Clay Loam |
| Year of Construction | N/A |
| Last Renovation | N/A |
| Clear Ceiling Height | N/A |
| Column Spacing | N/A |
| Wall Construction | N/A |
| Floor Construction/Thickness | N/A |
| Roof Construction | N/A |
| Number of Floors | N/A |
| Multi-Tenant | N/A |
| Current/Previous Use | Vacant/Vacant |
| Zoning Description | I-1 |
| Dock Doors | N/A |
| Drive-In Doors | N/A |
| Manufacturing A/C / Heat | N/A |
| Office A/C / Heat | N/A |
| Lighting | N/A |
| Area Covered by Sprinkler | N/A |
| Min./Max. Elevation | 450 ft./530 ft. |
| Parking Spaces | N/A |

The Hauss Property is a vacant wooded site close to Hwy. 9 and located East of the City of Lancaster with easy access to Hwy. 521.

TRANSPORTATION

| <u>Highways</u> | <u>Miles/Km</u> | <u>Major Cities</u> | <u>Miles/Km</u> |
|-----------------|-----------------|---------------------------|-----------------|
| Highway 521 | 1/1.6 | Charlotte Center City, NC | 42.7/69.71 |
| Interstate-77 | 19.1/30.73 | Columbia, SC | 65.4/105.25 |
| Interstate-85 | 43.3/69.68 | Atlanta, GA | 275/442 |
| Interstate-485 | 23/37 | Washington, DC | 443/712 |
| Interstate-95 | 75.7/121.82 | New York City, NY | 668/1075 |

| <u>Ports</u> | <u>Airports/Rail</u> | |
|----------------|----------------------|------------------------------------|
| Charleston, SC | 181/291 | Charlotte Douglas Int'l 45/72 |
| Wilmington, NC | 196/315 | Lancaster County Airport 6.8/10.94 |
| Savannah, GA | 212/341 | L&C Railway N/A |

SALE/LEASE INFORMATION

| | |
|----------------------|---------------|
| Sale Price | \$10,000/acre |
| Lease Rate | N/A |
| Minimum Subdividable | 5 acres |



LANCASTER SC WORKS

LANCASTER COUNTY ECONOMIC DEVELOPMENT CORPORATION

Lancaster County Economic Development Corporation
P.O. Box 973 | Lancaster, South Carolina 29721

(o) 803.285.9471
(f) 803.285.9472

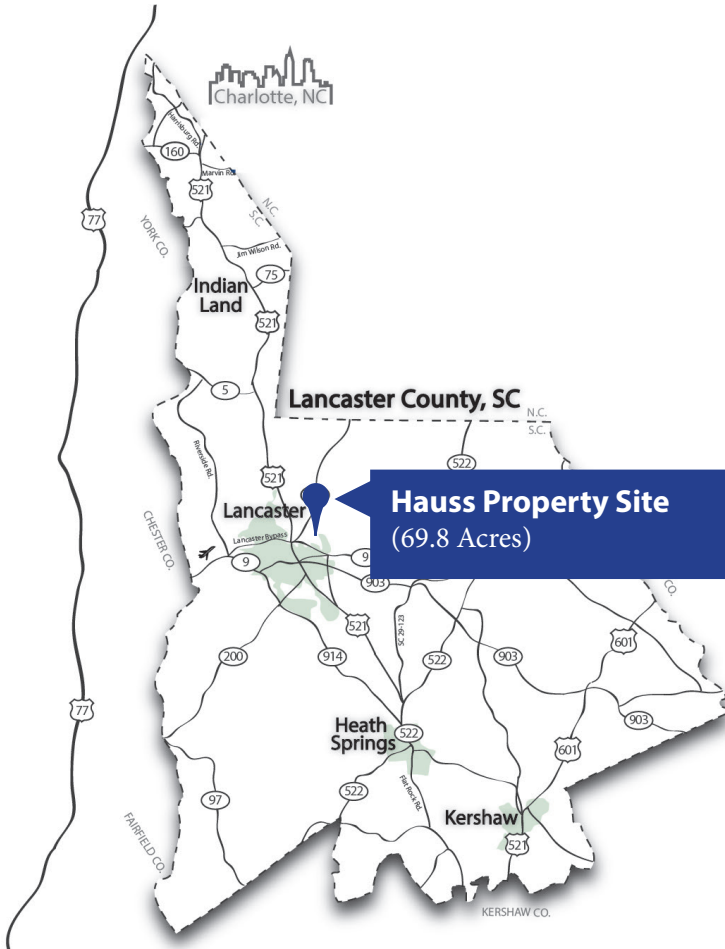
keith.tunnell@LancasterSCworks.com
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UTILITIES / SERVICES

Water Service Provider

Water Main/Line Diameter

Lancaster County Water & Sewer

8 inches

Sewer Service Provider

Sewer Type (Force/Gravity)

Sewer Main/Line Diameter

Lancaster County Water & Sewer

Gravity

8 inches

Natural Gas Provider

Natural Gas Line Diameter

Lancaster County Natural Gas

4 inches

Electricity Provider

Comments

kVA Transmission/Dist.

Duke Energy

Telecom. Provider

Existing Network

Comporium Communications

Coaxial/Fiber Optic

Fire Department

Distance to Fire Dept.

Fire Dept.'s ISO Rating

Camp Creek

2 mi/3.21 km

6 (out of 9)



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