



### Property/Location

Site Name: HWC Industrial Site  
Community: Richburg  
County: Chester

### Physical Characteristics

Lease: No  
Size: 294 acres/119 hectares  
Total Certified Acres:  
Subdividable: Yes  
Price Per Acre:  
Price Range: \$15,000 to \$25,000  
Soil Type: Sandy Loam  
Elevation Range: 466 to 603 feet

### Transportation Access

Interstate(s): I-77: 5 miles/8km; I-20: 51 miles/82 km  
Commercial Airport: Charlotte-Douglas International: 39 miles/63 km  
Private Airport: Chester Catawba Regional Airport: 10 miles/17 km  
Rail: No  
Container Port: Charleston: 168 miles/270 km

### Community Information

Subject Property Inside City Limits: No  
School District: Chester  
Tax District: District 1  
Community Development Status: Under Developed  
Foreign Trade Zone: No  
Multicounty Industrial Park: Yes  
Related Counties: York  
Tax Map ID: 98-0-0-42  
Zoned Industrial: Yes  
Zoning or Regulations: ID-2  
Current Landuse(s): Dormant  
Surrounding Landuse(s): Industrial & Commercial

Adjacent Property Available: Yes

### Contact

Chester County Office of Economic Development  
525 College Place, Suite A  
Chester, SC 29706  
803.377.1216  
ChooseChester.com



Water Service Provider: Chester Metro. District  
Water Main Diameter: 24 inch/61 cm  
Distance to Water Line: 0.16 miles/0.26 km  
Comments: Water line along SC 9

Sewer Service Provider: Chester Sewer District  
Sewer Main Diameter: 8 inch/20.3 cm  
Sewer Type (Force or Gravity): Force Main  
Distance to Sewer Line: 1.4 miles/2.25 km  
Comments:

Natural Gas Provider: Chester Co. Natural Gas  
Natural Gas Line Diameter: 6 inch/15.2 cm  
Natural Gas Proximity: Near property  
Comments: 1.9 miles away at SC 9

Primary Electricity Provider: Duke Energy  
Alt. Energy Provider  
Comments:

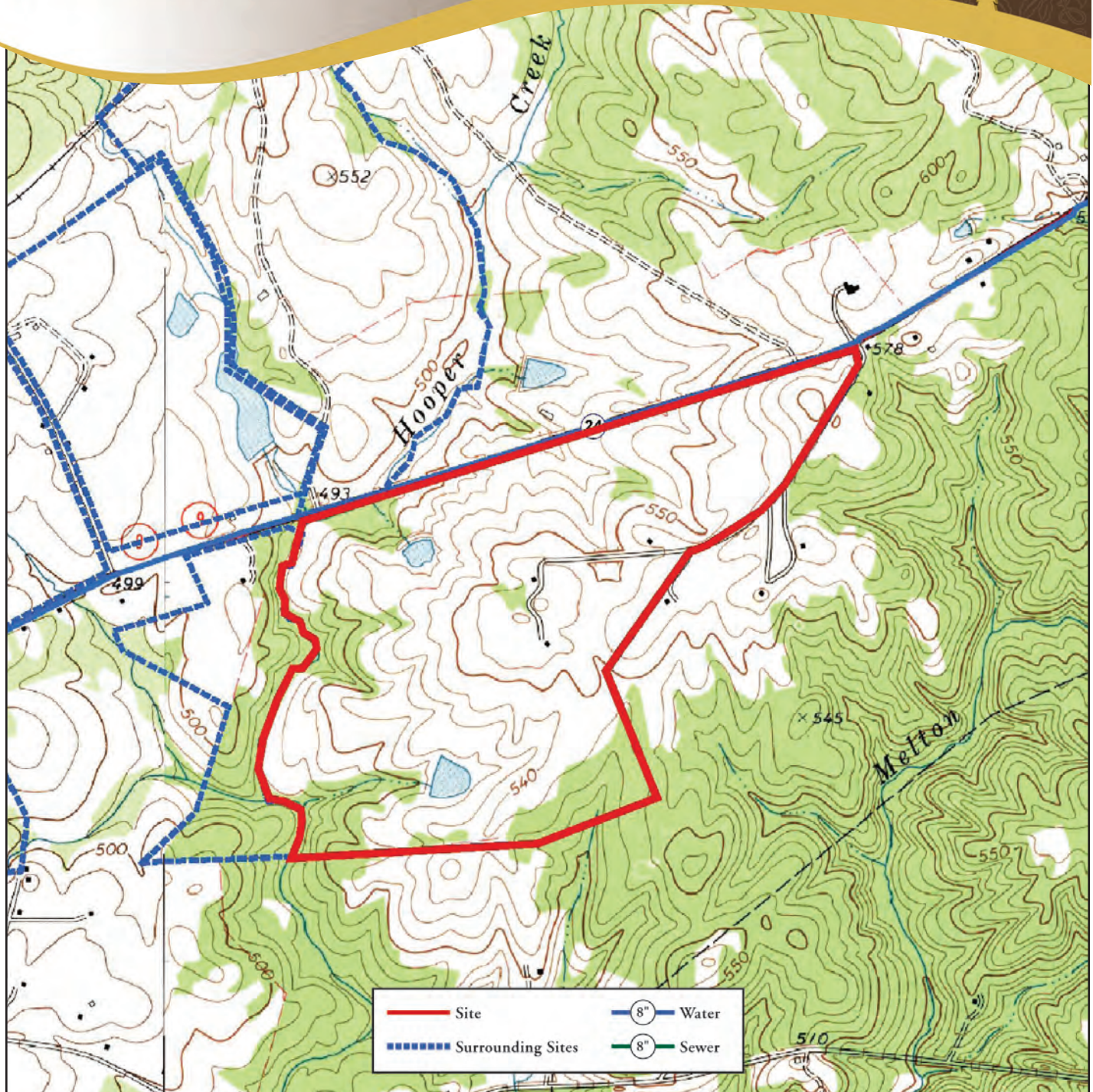
Telecom Provider: Tru Vista Telecomm.  
Fiber Optics Provider: Tru Vista Telecomm.  
Cable Provider: Tru Vista Telecomm.

Fire Department: Lewis Fire Dept.  
Distance to Fire Dept.: 5.9 miles/9.5 km  
Fire Dept. ISO Rating: 4/6

This is a product of the Office of Economic Development for Chester County. The information is derived from various sources and this department does not guarantee its accuracy nor make any representations concerning the suitability of the property for your purpose.



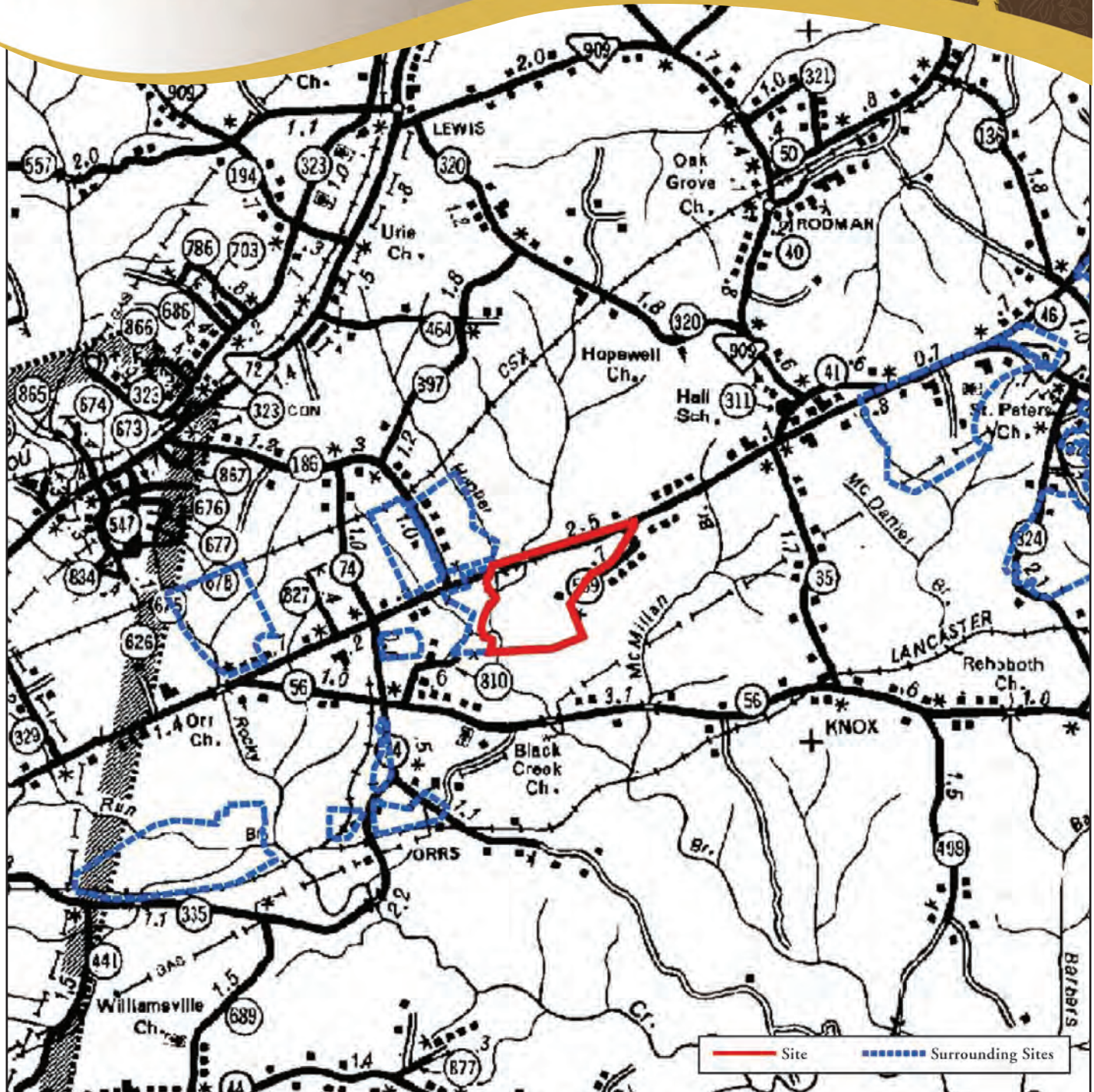




## Utilities and Services



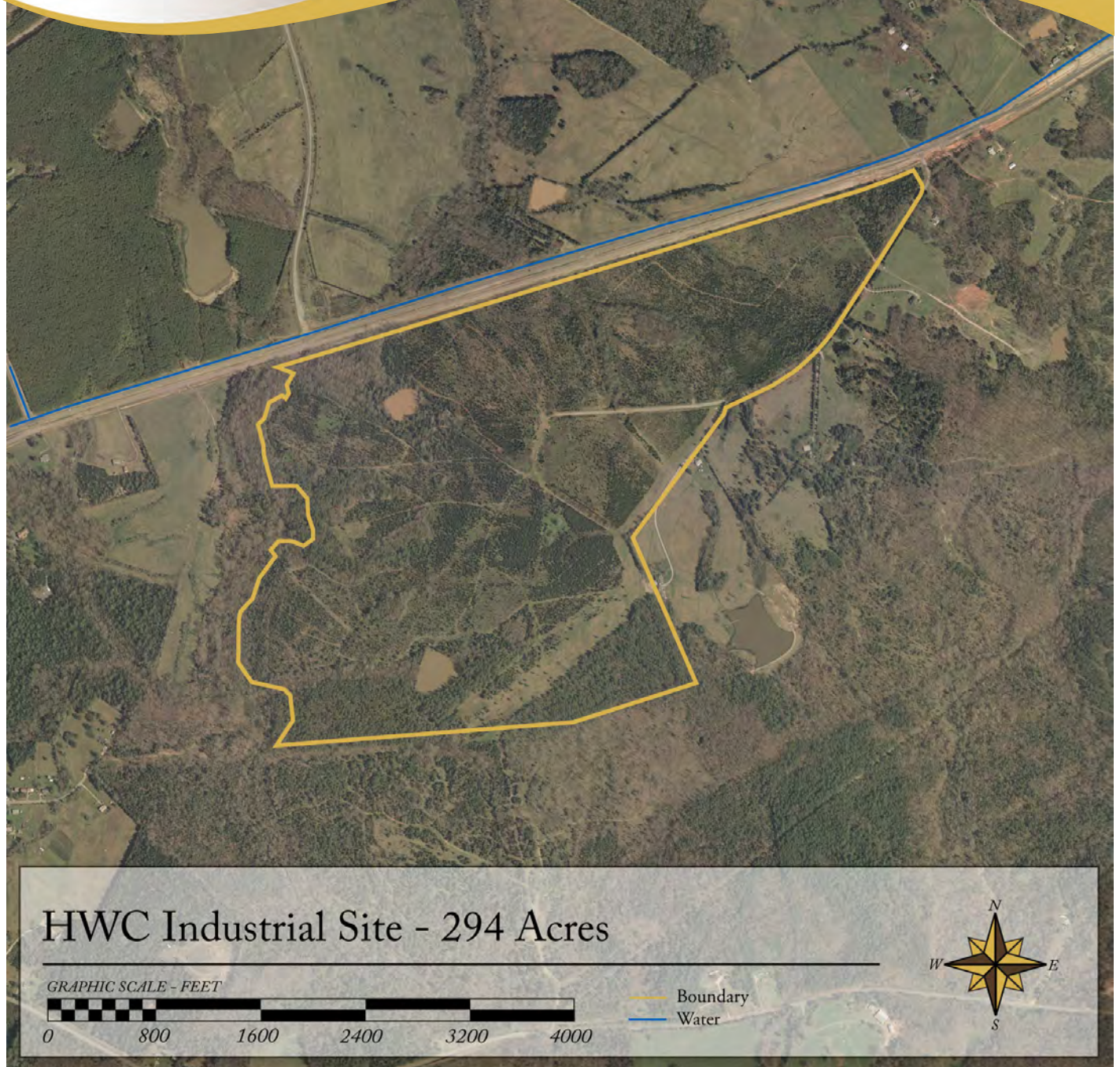




Transportation Map and Surrounding Sites







### Aerial View

