



**Property/Location**

Site Name: SC Highway 99 Industrial Site  
Community: Richburg  
County: Chester

**Physical Characteristics**

Lease: No  
Size: 310 acres/162 hectares  
Total Certified Acres:  
Subdividable: Yes  
Price Per Acre: \$20,000  
Price Range: \$10,500-\$20,000  
Soil Type: Sandy Loam  
Elevation Range: 400 to 480 feet

**Transportation Access**

Interstate(s): I-77: 7 miles/12 km; I-20: 52miles/84 km  
Commercial Airport: Charlotte-Douglas International: 44 miles/70 km  
Private Airport: Chester Cawtawba Regional Airport: 12 miles/ 19 km  
Rail: No  
Container Port: Charleston: 156 miles/251 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: No  
Related Counties: None  
Tax Map ID: 147-4  
Zoned Industrial: Yes  
Zoning or Regulations: ID-2  
Current Landuse(s): Developing Industrial Park  
Surrounding Landuse(s): Agricultural

Adjacent Property Available: Yes, 275 acres/111 hectares

**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: 16 inch/41 cm  
Distance to Water Line: On Site  
Comments:

Sewer Service Provider: Town of Great Falls  
Sewer Main Diameter: 8 inch/20.3 cm  
Sewer Type (Force or Gravity): Gravity  
Distance to Sewer Line: On Site  
Comments:

Natural Gas Provider: Chester Co. Natural Gas  
Natural Gas Line Diameter: 4 in/10.2 cm  
Natural Gas Proximity: On Site  
Comments:

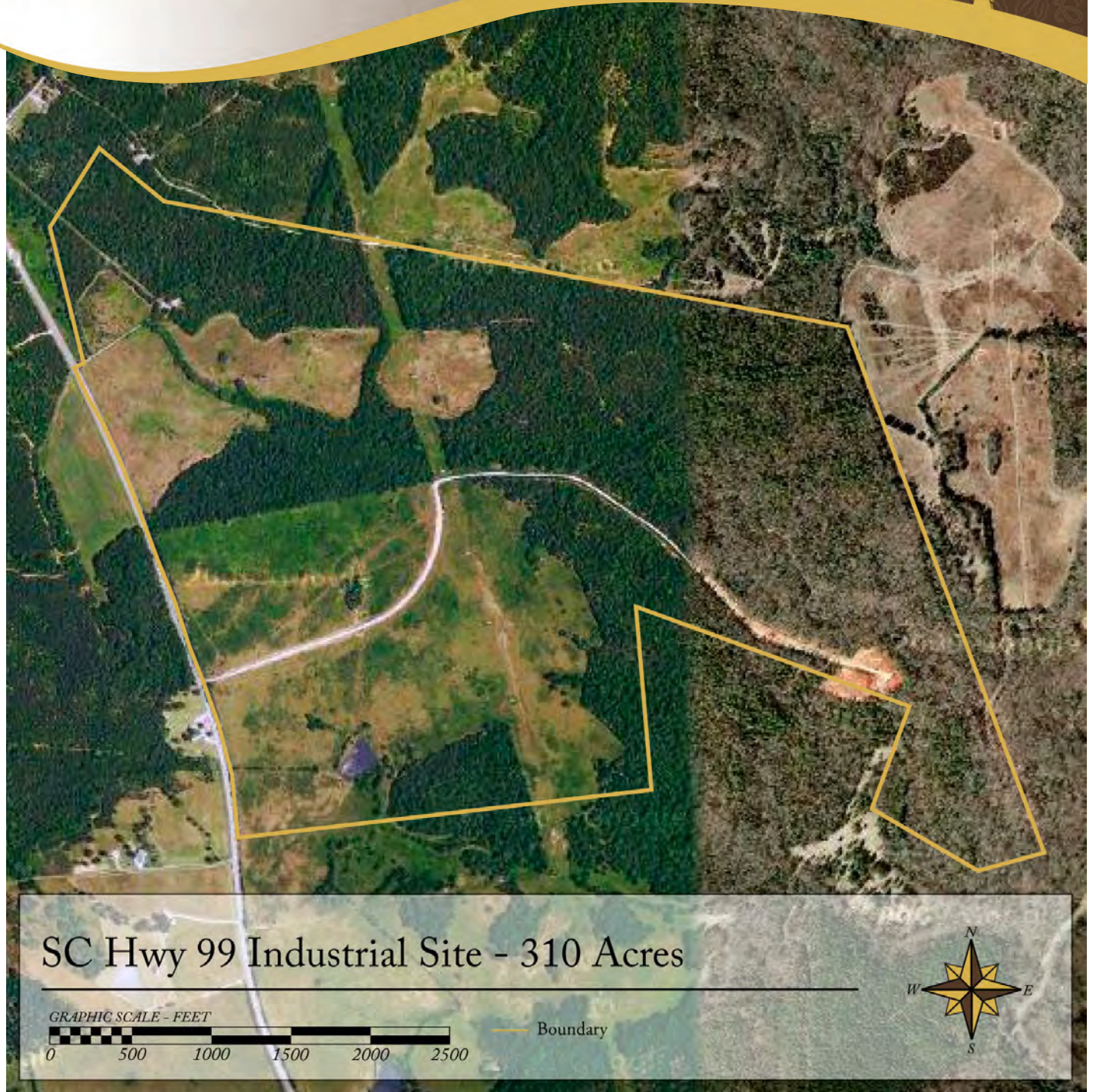
Primary Electricity Provider: Duke Energy  
Alt. Energy Provider  
Comments:

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

Fire Department: Rossville  
Distance to Fire Dept.: 6.7 miles/10.7 km  
Fire Dept. ISO Rating: 7



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.



**Aerial View**

