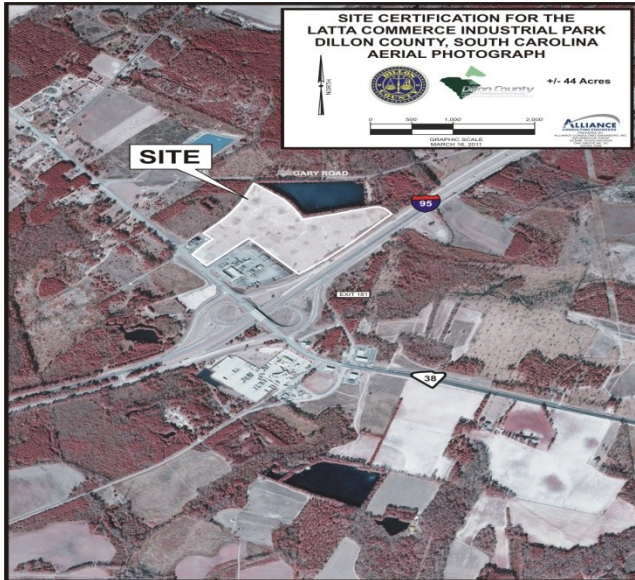


Latta Commerce Industrial Site

(This is a certified Site)



Location:

Address: North of Intersection of I-95 and SC Hwy 38 (Exit 181)

City: Latta

State: South Carolina

Zip Code: 29565

County : Dillon

Tax Map ID: 102-00-00-047

Sale/Lease Information:

Sale: \$25,000.00 per ac

Lease: Not available for lease

Subdividable: Yes

Property Information:

Site or Park: Park

Subject Property Size: 45.00 ac

Additional Property Available:

Max available for Purchase: 45.00 ac

Min available for Purchase: 45.00 ac

Certified Property: Yes

Zoning: General Commercial/Light Industrial

Minimum Elevation:

Maximum Elevation:

Primary Soil Type: Sandy Loam, Fine Sandy Loam

Utilities/Services:

Water Service Provider: Trico Water Company

Water Main Diameter: 8 inch line

Sewer Type (Force or Gravity): Force

Distance to Sewer Line: 8 inch line

Comments:

Natural Gas Provider: SCE&G

Natural Gas Line Diameter: 4 inch line

Natural Gas Proximity: on-site

Comments:

Primary Electricity Provider: Marlboro Electric Cooperative

Alt. Electricity Provider: Santee Electric Cooperative

Comments: Santee Electric Cooperative also has 69kv and 115 kv service lines in the vicinity of the Industrial Site.

Telecom. Available: Yes, AT&T

Fiber Optics Available: Yes, AT&T

Cable Available: Yes, AT&T

Fire Department: Oak Grove Fire Department

Distance to Fire Department: .5 miles

Fire Dept. ISO Rating: ISO Rating of a 7

Transportation Accessibility:

Closest Interstate: I-95, 0 miles

Closest Port: Georgetown 80.78 miles

Closest Rail Line: CSX, 3 miles

Closest Commercial Airport: Florence Regional, 28.07 miles

Closest Civil Airport: Dillon County, 4.0 miles

General Information:

County Development Status: Distressed

Multicounty Property: No

Related Counties: None

Per Capita income for County: \$21,439

Avg. Hourly Wage for the County: \$11.72

Subject Property Inside City Limits: No

School District: Dillon 3

Tax District: Dillon 3

Census Tract:

Housing Units in Tract (2000 Census):

Census Tract Population: