



L & C SPRINGLAND (N)

Lancaster County, SC



General Information

Site Address:	Chester Highway, Fort Lawn SC 29720
Site Size:	325 Acres
Price	\$6,000 per acre
Zoning:	I-2

Utilities

Electric:	Duke Energy – There is 12 kV distribution line near the site. The nearest substation is 3.5 miles from the site (Red Rose Retail Station).
Water:	City of Lancaster – excess capacity not provided
Wastewater:	City of Lancaster – 2.5 mgd excess capacity
Natural gas:	Lancaster County
Telecom Fiber:	Comporium Communications

Transportation Accessibility

Rail:	Lancaster and Chester Railroad
Nearest Commercial Airport:	Charlotte/Douglas International
Distance to Airport:	40.79 miles
Distance to Interstate:	12.81 miles
Highway:	I-77

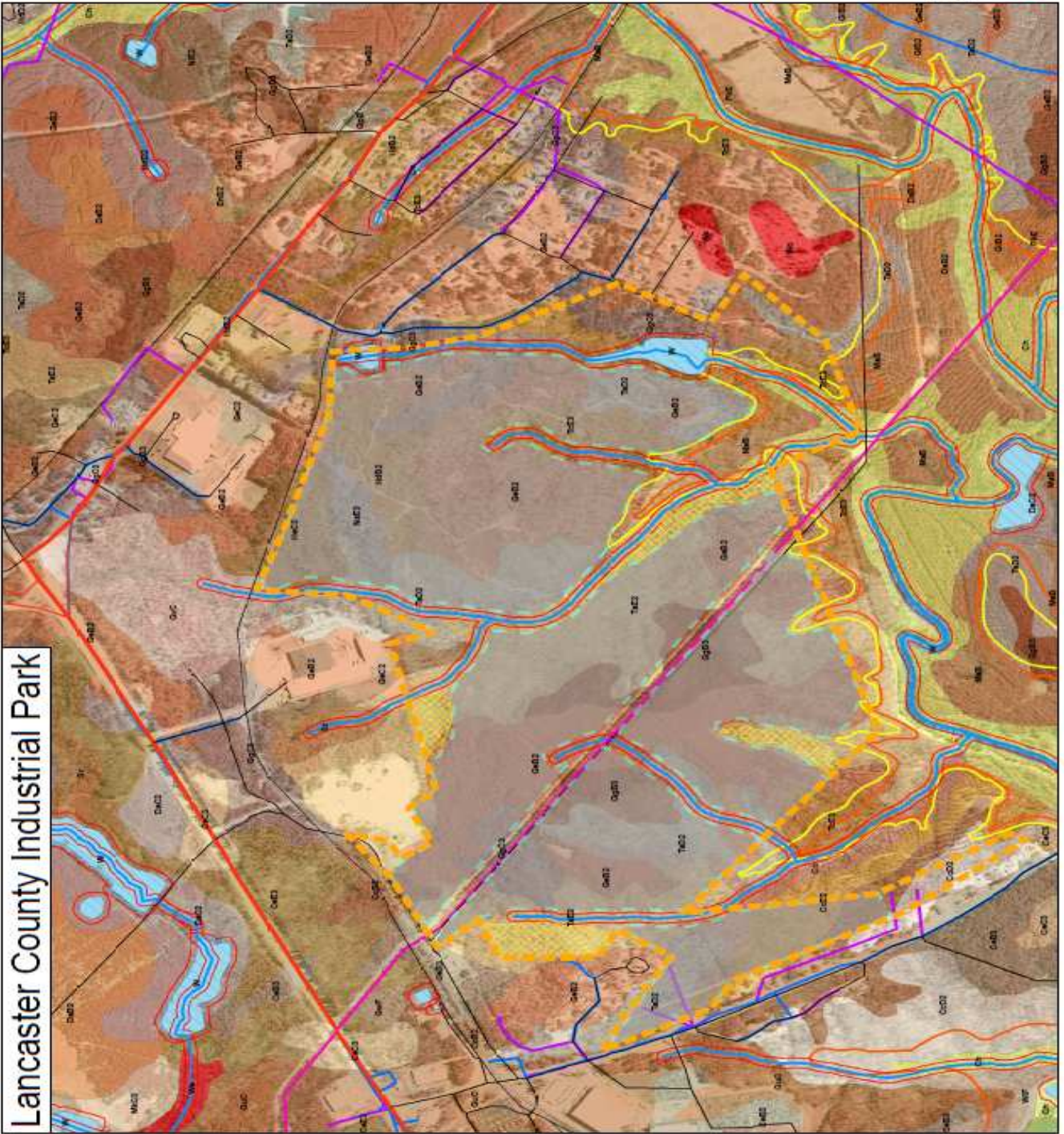
Additional Information

Site Prep/Due Diligence:	No due diligence has been performed
Air Quality:	Lancaster County is in Attainment for ozone and particulate
Other:	The Lancaster & Chester Railway is located on site. Estimated cost of access improvements is \$150,000. Estimated schedule is 3 months.

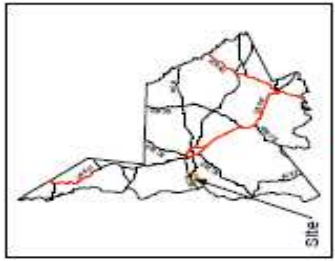
For further information, contact the Duke Energy Business Development Team

This site has participated in Duke Energy's Site Readiness Program. See www.ConsiderTheCarolinas.com for more information regarding Duke Energy's Site Readiness Program.

Lancaster County Industrial Park



Buildable Area

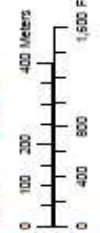


Vicinity Map

Legend

- Site Boundary
- Roads
- Highway
- Local Road
- Water Line
- Power Line
- Gas
- Water
- Water Table
- 30' Buffer Table
- Water Table
- 100 Year Floodplain
- 100 Year Protection
- USDA Soils Map
- 100
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Site Area = 598 Acres
Buildable Area = 402 Acres



August 15, 2007

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