



L & C TRACT I (CHESTER)

Chester County, SC



General Information

Site Address:	Lancaster Highway Richburg, SC 29706
Site Size:	278 Acres
Price	\$30,000 per acre
Zoning:	ID - 2

Utilities

Electric:	Duke Energy – 12 kV (12,470/7,200 volts) distribution circuit along Hwy 9 adjacent to the property. They also have a 100 kV transmission line approximately 2 miles from the site. Nearest retail distribution substation is about 3.4 miles away from the site.
Water:	Chester Metro. District – 2.3 mgd excess capacity
Wastewater:	Chester Sewer District – 0.44 mgd excess capacity
Natural gas:	Chester County NG Auth.
Telecom Fiber:	Tru Vista Telecom

Transportation Accessibility

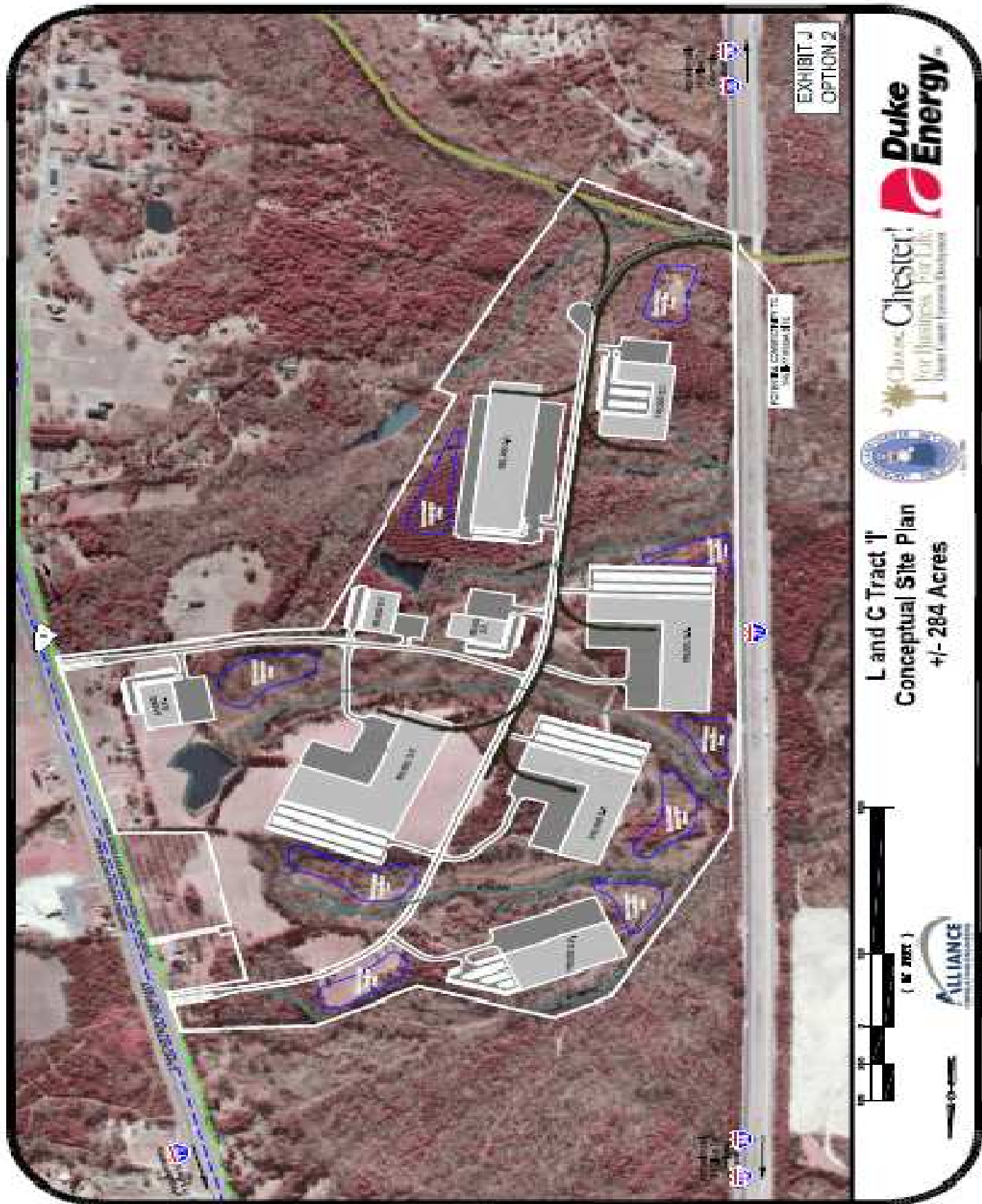
Rail:	Lancaster and Chester
Nearest Commercial Airport:	Charlotte-Douglas International Airport
Distance to Airport:	36.93 miles
Distance to Interstate:	1.00 mile
Highway:	I - 77

Additional Information

Site Prep/Due Diligence:	All due diligence has been performed
Air Quality:	Attainment
Other:	Rezoning may be necessary depending on manufacturing usage

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.



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.