

# Loadholt Industrial Site

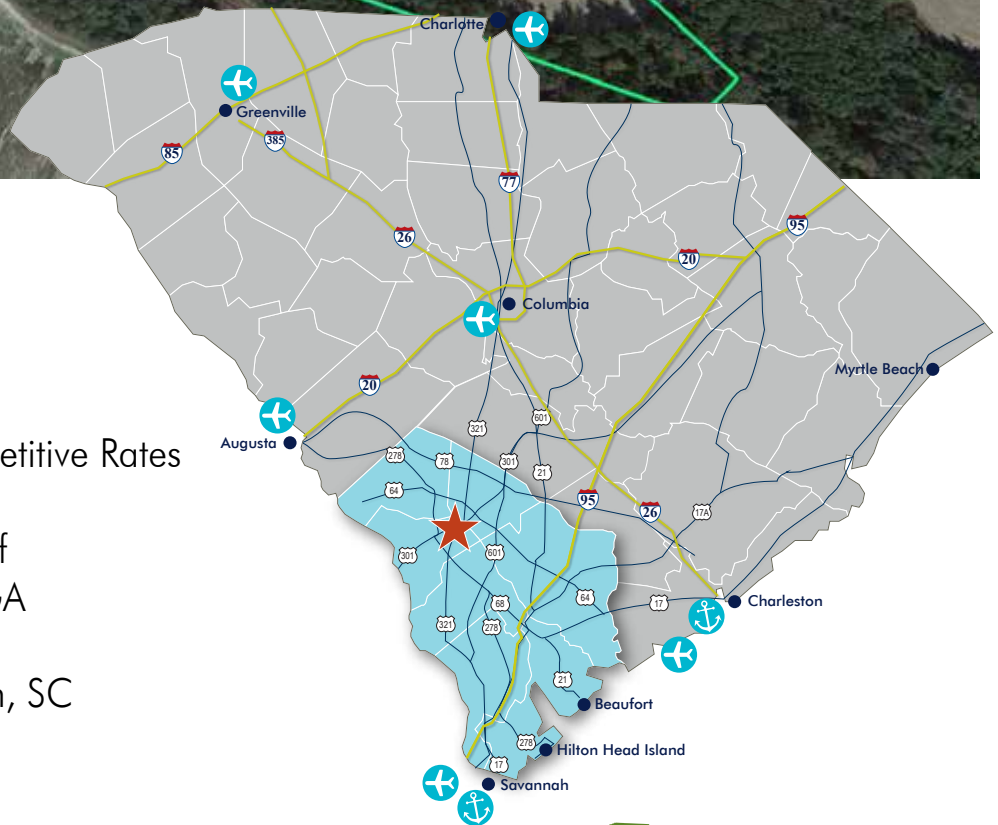
92 Acres | 37 Hectares

Highway 321, 10233 Buford's Bridge Road | Fairfax, SC 29827



## 92-Acre Industrial Site

- Reliable Utility Service at Competitive Rates
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA
- Close to the Ports of Charleston, SC and Savannah, GA



# Loadholt Industrial Site

92 Acres | 37 Hectares

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## Property Information: Sale Price: \$5,000 Per Acre

County: Allendale

City Limits: Outside

Tax Map ID: 137-00-00-016

Site Size: 92 Acres (37 HA)

Zoning: RUD Zoning

Current Land Use: Agricultural

Elevation: 131' to 148' (40 m to 45 m)

Primary Soil Type: Fine Sand

Flood Zone: No

Multi County Property: Yes

## Transportation Accessibility

Interstates: I-95: 30 Minutes, I-26: 50 Minutes, I-20: 60 Minutes

Access Hwy: US Hwy 321

Ports: Savannah: 75 Minutes  
Charleston: 90 Minutes

Commercial Airports: Savannah International: 75 Minutes  
Columbia Metropolitan: 65 Minutes  
Charleston International: 80 Minutes

Civil Airports: Allendale County: 10 Minutes  
Hampton County: 20 Minutes  
Barnwell County: 20 Minutes

## Utilities/Services

Water Service: Town of Fairfax  
Line .5 Miles (.8 km) from Site | 6" (15 cm) Line  
Capacity: 398,000 gpd (1,506,594 lpd)

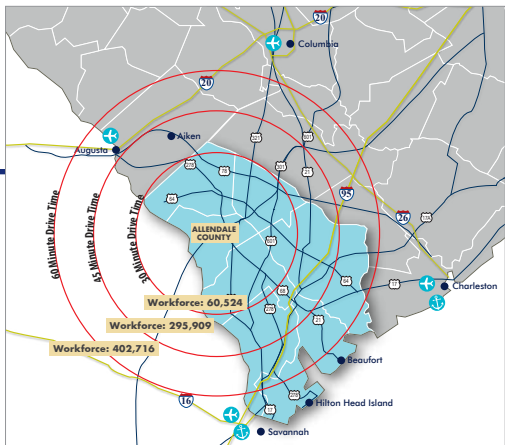
Wastewater System: Town of Fairfax  
Line on Site | 8" (20 cm) Force Line  
Capacity: 700,000 gpd (2,649,788 lpd)

Natural Gas Provider: South Carolina Electric & Gas  
Line on Site | 4" (10 cm) Distribution Line

Primary Electricity Provider: South Carolina Electric & Gas  
Secondary Provider: Edisto Electric Cooperative

Telecommunications Provider: Frontier Communications & AT&T

Fire Department: 1.58 Miles (3 km) | ISO Rating: 7



## Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	139,539	674,075	920,570
<b>Workforce</b>	<b>60,524</b>	<b>295,909</b>	<b>402,716</b>