

HWC SITE

Address: HWY 9, Chester, Chester County, SC 29706
Coordinates: 34.730716, -81.115047



palmetto
sites



TOTAL ACREAGE:	292 acres
DEVELOPABLE ACREAGE:	288 acres
MAX BUILDING SIZE:	620,000 SF
OWNED/CONTROLLED BY:	HWC, Inc.
DISTANCE FROM INTERSTATE:	5 miles (I-77)
RAIL ACCESS:	N/A
ZONING:	Light Industrial

This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Site and utility information was gathered in Q3 2020 and should be reverified for prospect use.

UTILITY INFORMATION

ELECTRIC:	12kV line adjacent to site along HWY 9
NATURAL GAS:	8-inch line is along north side of HWY 9.
WATER:	24-inch line is adjacent to site in the median of HWY 9; line has 3 MGD excess capacity and system has 3 MGD
WASTEWATER:	8-inch gravity line adjacent to the site along HWY 9; line and system have 0.927 MGD excess capacity and has plans to upgrade WWTP
TELECOM:	Fiber is readily available.

LOCAL WORKFORCE

Within 45 miles

POPULATION:	2,197,316
PROJECTED GROWTH:	7.79%
LABOR FORCE:	1,167,888
MEDIAN INCOME:	\$61,954

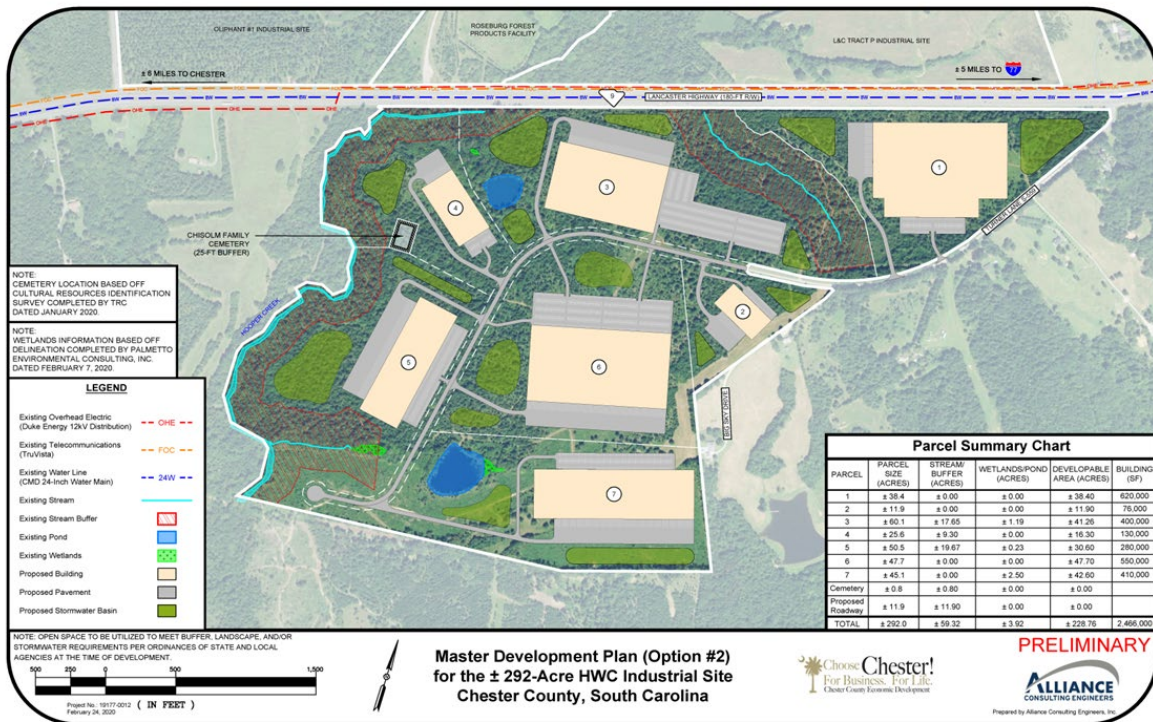


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DUE DILIGENCE SUMMARY

Phase I Environmental Site Assessment:	February 21, 2003 December 17, 2019	Phase I ESA completed on 292 acres. The assessment revealed no recognized environmental conditions at the property.
Cultural Resource Identification Survey:	January 1, 2020	Four archaeological sites were identified during the survey – three (3) twentieth century homes that have been razed/removed and one (1) nineteenth century cemetery. The cemetery, along with a 25-foot buffer should be avoided during development. No additional work is recommended for the property.
Boundary Survey:	September 23, 2003	Boundary Survey can be provided upon request, which captures easements and site conditions. Chisolm Cemetery is located on the western boundary of the property as outlined in the above Master Conceptual Plan.
Protected Species Assessment:	March 24, 2020	Study found three (3) protected species listed for Chester County, but no species were observed during 2020 study. Development is expected to have "no effect" on the species. However, development should be cognizant of the Carolina heelsplitter – stream buffers should be kept at a minimum of 200 feet wide, and any changes, especially buffer encroachments to the property may require further study.
Report of Preliminary Geotechnical Exploration:	September 19, 2003 December 13, 2019	The geotechnical exploration included borings around the perimeter and core interior of the site. Seismic Site Class C was identified along the perimeter, while the interior was identified as Seismic Site Class D.
Wetlands Delineation:	February 7, 2020	Wetlands assessment found that the property contains 0.32 acres of wetlands, 3.6 acres open water, 2.45 acres (or 7,100 linear feet) tributaries.
US Army Corp of Engineers Jurisdiction Determination Letter:	May 29, 2020	Preliminary Jurisdictional Determination Letter received, and US Army Corp of Engineers concurred, property contains 0.32 acres of wetlands, 3.6 acres open water, 2.45 acres (or 7,100 linear feet) tributaries.

The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the site, and what SSG considers is a commonsense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.

