

A WORLD RECOGNIZED DESTINATION WITH STRATEGIC BUSINESS ADVANTAGES

Cool Spring Business Park

SC Hwy 319, Bill Jones Road
Aynor, South Carolina 29511

Cool Springs Business Park is made up of over 60 acres of available land with access to nearby major roadways and is a short drive from I-95. The property is zoned for HI - heavy industrial use. PTR Industries, a firearm manufacturer is located on the adjacent property. The site is equipped with water, sewer, electric and telecommunications.

For more information please email us at info@mbredc.org.



SITE DETAILS

Total Site Acreage:	97
Developable Acreage:	67
Min Divisible Acreage:	3
Structures:	1 On Property
Elevation Range:	59' to 96'
Primary Soil Type:	Fine Sand

COMPLETED DUE DILIGENCE ITEMS

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase I Environment Protection Agency Site Assessment
- Topographical Survey
- Wetlands Delineation

UTILITIES AND SERVICE

Water System

Provider	GS Water & Sewer Authority
Nearest Line Size	8"
Dist. to Nearest Line	On Site

Wastewater System

Provider	GS Water & Sewer Authority
Nearest Line Size	10" (Force)
Dist. to Nearest Line	On Site

Electrical and Telecommunications

Telecom Provider	Horry Telephone Cooperative
Electric Provider	Horry Electric, Inc.
Telecom Available	HTC
Fiber Optics Available	Yes
Cable Available	Yes
Fire Department	Aynor Fire Department

Natural Gas

Nearest Line Size	4" (Distribution)
Dist. to Nearest Line	Approx 14 MI

TRANSPORTATION

Road Servicing Site	Bill Jones Road (2 Lanes)
Nearest Interstate	I-95 (37 Miles)
Nearest Port	Georgetown (51 Miles), Charleston (108 Miles)

Nearest Commercial Airport	Myrtle Beach Intl.- MYR (27 Miles)
Nearest Civil Airport	Conway-Horry County

OTHER FEATURES

SC Certified Site	Yes
Multi-County Property	Horry, Georgetown, Marion



Maps & Photos

