

County	Greenwood
Municipality	Unincorporated
Zoning	I-1 Industrial and AG-1
Tax Map ID	6877-080-212; 6877-109-021; 6867-767-155; 6867-784-025
Park Status	Stand Alone Site
Location	Emerald Road
Is In SC Opportunity Zone	Yes
Landuse	Agricultural (N) Light Industrial (S) Agricultural (E) Light Industrial (W)

Pricing

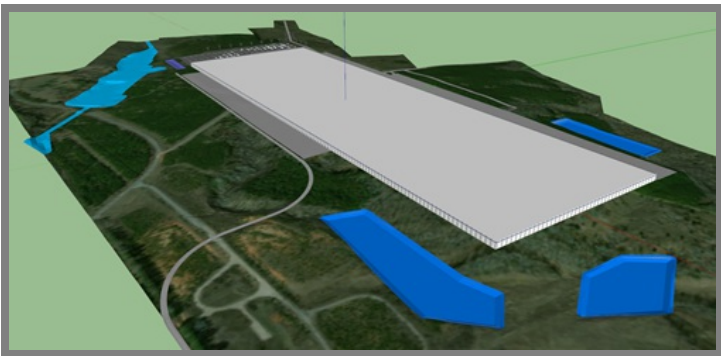
Pricing	For Sale
Sale Price	\$13,995 to \$16,995 Per Acre

Details

Total Available Acreage	512.60
Developable Acreage	333.25
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	213.80
Max Contiguous Developable Site	167.50
Maximum Building Size	1,800,000.00
Site Improvements	Partially Cleared
Elevation Range	459' to 601'
Primary Soil Type	Sandy Clay Loam

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities

Water Provider	Greenwood Commissioners of Public Works
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Greenwood Metropolitan District
Sewer Line #1 Size	36" (Gravity)
Distance to Sewer Line #1	On-Site
Sewer Line #2 Size	10" (Gravity)
Distance to Sewer Line #2	On-Site
Sewer Line #3 Size	12" (Gravity)
Distance to Sewer Line #3	On-Site
Natural Gas Provider	Greenwood Commissioners of Public Works
Gas Line #1 Size	4" (Distribution)
Distance to Gas Line #1	On-Site
Gas Line #2 Size	2" (Distribution)
Distance to Gas Line #2	700 feet
Gas Line #3 Size	6" (Distribution)
Distance to Gas Line #3	2,700 feet
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Providers	CenturyLink, Northland Communications

Transportation

Road Serving Site	Old Brickyard Road (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (60.00 Miles)
Nearest Interstate	I-26 (26.00 Miles)
Nearest Marine Port	Charleston (172.00 Miles)
Nearest Inland Port	Inland Port Greer (64.00 Miles)
Nearest Intermodal Yard	NS Greer (64.00 Miles)

Greenwood East Rail Park
Greenwood County
Emerald Road
Greenwood, SC 29649

