

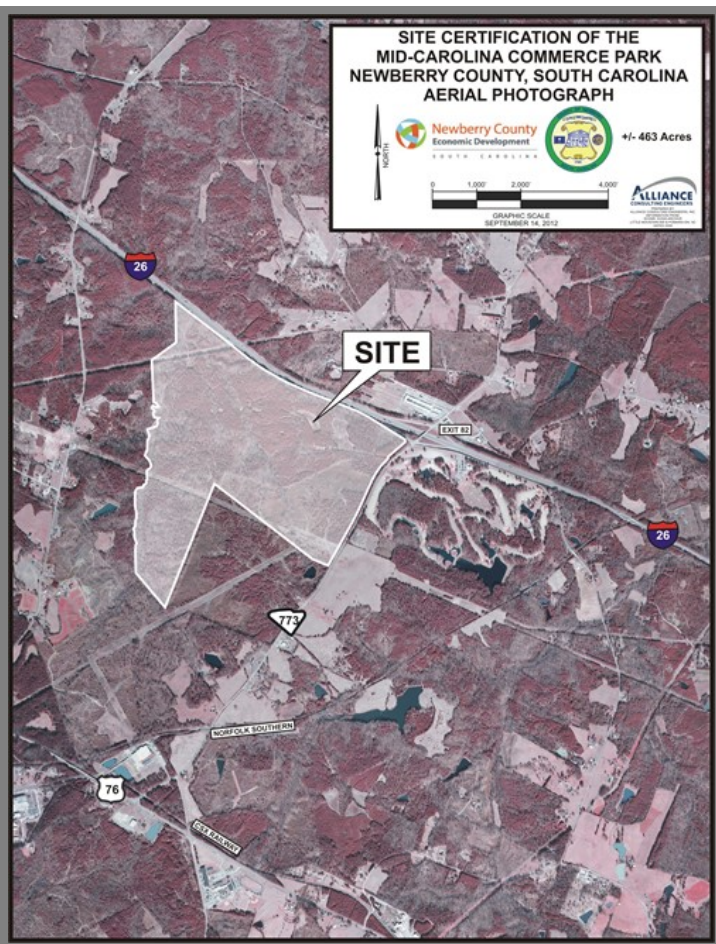
Mid-Carolina Commerce Park
 SW quadrant of I-26 interchange at Exit 82
 Prosperity, SC 29127

County	Newberry
Municipality	Unincorporated
Zoning	BI
Tax Map ID	574-10, 576-1, 573-34, 573-15, 575-1
Park Status	Mid-Carolina Commerce Park (Total Park Acreage: 424.00 Acres)
Location	SW quadrant of I-26 interchange at Exit 82
Landuse	Transportation (N) Undeveloped Land (S) Recreation (E) Undeveloped Land (W)

Pricing	
Pricing	For Sale
Sale Price	\$15,000 Per Acre

Details	
Total Available Acreage	381.00
Developable Acreage	381.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	15.00
Max Contiguous Developable Site	67.00
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	370' to 522'
Primary Soil Type	Complex

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	Not Completed



Utilities	
Water Provider	Newberry County Water & Sewer Authority
Water Line #1 Size	8 inches
Distance to Water Line #1	On-Site
Water Line #2 Size	12 inches
Distance to Water Line #2	On-Site
Wastewater Provider	Newberry County Water & Sewer Authority
Nearest Sewer Line Size	12" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Clinton-Newberry Natural Gas Authority
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Newberry Electric Cooperative
Telecomm Provider	AT&T

Transportation	
Road Serving Site	SC Hwy 773 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No

Nearest Commercial Airport	Columbia Metro (33.00 Miles)
Nearest Interstate	I-26 (4.00 Miles)
Nearest Marine Port	Charleston (139.00 Miles)
Nearest Inland Port	Inland Port Greer (74.00 Miles)
Nearest Intermodal Yard	NS Greer (74.00 Miles)

