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| County | Laurens |
| Municipality | Unincorporated |
| Zoning | No Zoning Present |
| Tax Map ID | 157-00-00-002, 156-00-00-011, 188-00-00-003 |
| Park Status | Connexial Center (Total Park Acreage: 414.86 Acres) |
| Location | Frontage Rd. |
| Landuse | Agricultural (N) Interstate (S) Light Industrial (E) Agricultural (W) |

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| Pricing | |
| Pricing | For Sale |
| Sale Price | \$30,000 Per Acre |

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| Details | |
| Total Available Acreage | 450.00 |
| Developable Acreage | 450.00 |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | 25.00 |
| Max Contiguous Developable Site | 414.86 |
| Maximum Building Size | Undetermined |
| Site Improvements | Cleared |
| Elevation Range | 837' to 837' |
| Primary Soil Type | Loamy Sand |

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| 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 |



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| Utilities | |
| Water Provider | Laurens County Water & Sewer Commission |
| Nearest Water Line Size | 12 inches |
| Distance to Nearest Water Line | 8,875 feet |
| Wastewater Provider | Laurens County Water & Sewer Commission |
| Sewer Line #1 Size | 4" (Force) |
| Distance to Sewer Line #1 | On-Site |
| Sewer Line #2 Size | 10" (Gravity) |
| Distance to Sewer Line #2 | On-Site |
| Natural Gas Provider | Clinton Newberry Natural Gas Authority |
| Distance to Nearest Gas Line | On-Site |
| Alternative Gases | None Available |
| Electric Provider | Laurens Electric Cooperative |
| Telecomm Providers | Spectrum, AT&T, Piedmont Rural Telephone Company, Inc. |

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| Transportation | |
| Road Serving Site | Frontage Rd. and Friendship Church Road (2 Lanes) |
| Rail Access | No |
| Runway Access | No |
| Barge Access | No |
| Nearest Commercial Airport | Greenville-Spartanburg International (25.00 Miles) |
| Nearest Interstate | I-385 (5.00 Miles) |
| Nearest Marine Port | Charleston (188.00 Miles) |
| Nearest Inland Port | Inland Port Greer (28.00 Miles) |
| Nearest Intermodal Yard | NS Greer (28.00 Miles) |

