

# Beard Fork Industrial Site

Little Acres Road  
Clinton, SC 29325



**South Carolina**  
Department of Commerce

Just right for business.

County	Laurens
Municipality	City
Zoning	Industrial
Tax Map ID	901-36-01-001
Park Status	Stand Alone Site
Location	Little Acres Road
Is In SC Opportunity Zone	Yes
Landuse	Undeveloped Land (N) Interstate (S) Interstate (E) Interstate (W)

### Pricing

Pricing	For Sale
Sale Price	\$20,000 Per Acre

### Details

Total Available Acreage	81.40
Developable Acreage	81.40
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	10.00
Max Contiguous Developable Site	81.40
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	582' to 582'
Primary Soil Type	Complex

### Due Diligence

Cultural Resource Identification Survey	Not Completed
Boundary Survey	Not Completed
Protected Species Assessment	Not Completed
Preliminary Geotechnical Exploration	Not Completed
Phase 1 EPA Site Assessment	Not Completed
Topographical Survey	Not Completed
Wetlands Delineation	Not Completed



### Utilities

Water Provider	City of Clinton
Nearest Water Line Size	6 inches
Distance to Nearest Water Line	5,000 feet
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	4" (Force)
Distance to Nearest Sewer Line	5,000 feet
Natural Gas Provider	Service Not Available
Electric Provider	City of Clinton
Telecomm Provider	AT&T

### Transportation

Road Serving Site	Little Acres Road (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (38.00 Miles)
Nearest Interstate	I-26 (1.00 Mile)
Nearest Marine Port	Charleston (169.00 Miles)
Nearest Inland Port	Inland Port Greer (38.00 Miles)
Nearest Intermodal Yard	NS Greer (38.00 Miles)

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