

County	Laurens
Municipality	City
Zoning	I-1
Tax Map ID	901-35-01-004
Park Status	Clinton 26 Commerce Park: North (Total Park Acreage: 750.00 Acres)
Location	20100 SC Hwy 72 20101 SC Hwy 72 Clinton, SC 29325
Landuse	Agricultural (N) Commercial (S) Agricultural (E) Agricultural (W)

Pricing

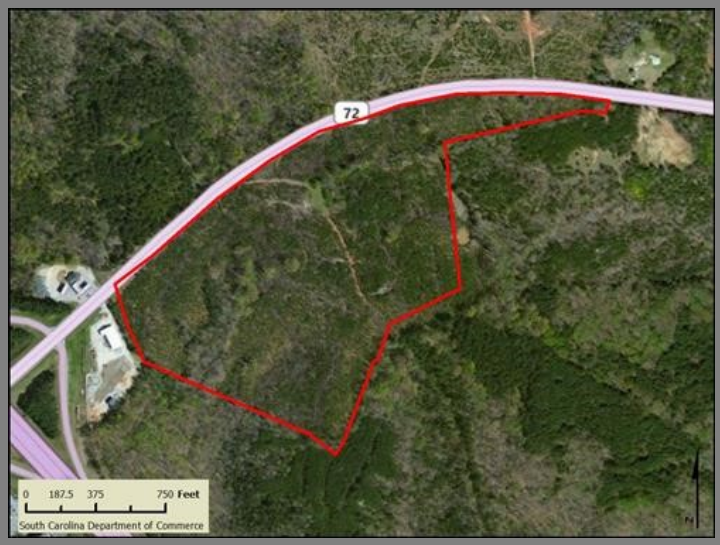
Pricing	For Sale
Sale Price	\$20,000 to \$30,000 Per Acre

Details

Total Available Acreage	56.00
Developable Acreage	56.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	603' to 603'
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	Completed



Utilities

Water Provider	City of Clinton
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Sewer Line #1 Size	10" (Gravity)
Distance to Sewer Line #1	On-Site
Sewer Line #2 Size	12" (Gravity)
Distance to Sewer Line #2	On-Site
Sewer Line #3 Size	8" (Force)
Distance to Sewer Line #3	On-Site
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	100 feet
Alternative Gases	None Available
Electric Providers	City of Clinton, Laurens Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Site	SC Hwy 72 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (41.00 Miles)
Nearest Interstate	I-26 (1.00 Mile)
Nearest Marine Port	Charleston (168.00 Miles)
Nearest Inland Port	Inland Port Greer (42.00 Miles)
Nearest Intermodal Yard	NS Greer (42.00 Miles)

Clinton 26 Commerce Park: South
Laurens County
20100 SC Hwy 72 20101 SC Hwy 72 Clinton, SC 29325
Clinton, SC 29325

