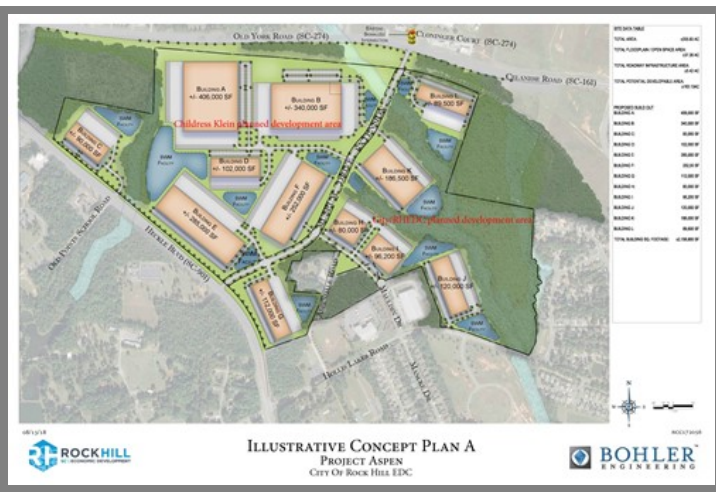


County	York
Municipality	City
Zoning	Industrial - IG, IH and PUD-M
Tax Map ID	5420301001 5890101021
Park Status	Stand Alone Site
Location	Heckle Boulevard
Landuse	Transportation (N) Light Industrial (S) Undeveloped Land (E) Commercial (W)

Pricing	
Pricing	For Sale/Build to Suit
Sale Price	\$50,000 to \$80,000 Per Acre
Anticipated Lease Rate	\$8.00 to \$10.00/sqft/year

Details	
Total Site Acreage	205.83
Developable Acreage	163.13
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	10.00
Max Contiguous Developable Site	75.00
Maximum Building Size	500,000.00
Site Improvements	Forested
Elevation Range	702' to 702'
Primary Soil Type	Alluvial
Palmetto Sites Program	No

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



ILLUSTRATIVE CONCEPT PLAN A
 PROJECT ASPEN
 City Of Rock Hill, EDC

Utilities	
Water Provider	City of Rock Hill
Water Line #1 Size	12 inches
Distance to Water Line #1	On-Site
Water Line #2 Size	8 inches
Distance to Water Line #2	On-Site
Wastewater Provider	City of Rock Hill
Sewer Line #1 Size	8" (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	Service Not Available
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Providers	City of Rock Hill, York Electric Cooperative
Telecomm Provider	Comporium Communications

Transportation	
Road Serving Building	Heckle Boulevard (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (5.00 Miles)
Nearest Port	Charleston (184.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (24.00 Miles)
Nearest Intermodal Facility	NS Charlotte (26.00 Miles)

