

<b>County</b>	Laurens
<b>Municipality</b>	City
<b>Zoning</b>	M-Manufacturing
<b>Tax Map ID</b>	906-24-01-012
<b>Park Status</b>	Hunter Industrial Park
<b>Location</b>	SW quadrant of I-385/US 221
<b>Landuse</b>	Transportation (N) Heavy Industrial (S) Light Industrial (E) Undeveloped Land (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$25,000 Per Acre

**Details**

<b>Total Site Acreage</b>	18.00
<b>Developable Acreage</b>	18.00
<b>Additional Acreage Available</b>	15.00
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	300,000.00
<b>Site Improvements</b>	Pad-Ready
<b>Elevation Range</b>	726' to 726'
<b>Primary Soil Type</b>	Sandy Clay Loam
<b>SC Certification Program</b>	None

**Due Diligence**

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



**Utilities**

<b>Water Provider</b>	Laurens Commission of Public Works
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Laurens Commission of Public Works
<b>Nearest Sewer Line Size</b>	10" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Laurens Commission of Public Works
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Laurens Commission of Public Works
<b>Telecomm Provider</b>	Piedmont Rural Telephone Company, Inc.

**Transportation**

<b>Road Serving Building</b>	Hunter Industrial Park Road (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-385 (3.00 Miles)
<b>Nearest Port</b>	Charleston (179.00 Miles)
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (33.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charlotte (101.00 Miles)