

<b>County</b>	Laurens
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	382-00-00-001, 382-00-00-002, 382-00-00-003
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	0.75 mi SW of I-385/US221 interchag.
<b>Landuse</b>	Mixed Use (N) Undeveloped Land (S) Heavy Industrial (E) Agricultural (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$10,000 to \$11,000 Per Acre

<b>Details</b>	
<b>Total Available Acreage</b>	588.02
<b>Developable Acreage</b>	443.20
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	133.60
<b>Maximum Building Size</b>	2,000,000.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	702' to 702'
<b>Primary Soil Type</b>	Loamy Sand

<b>Due Diligence</b>	
<b>Cultural Resource Identification Survey</b>	Completed
<b>Boundary Survey</b>	Not 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>	Not Completed
<b>Wetlands Delineation</b>	Completed



<b>Utilities</b>	
<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>Gas Line #1 Size</b>	4" (Distribution)
<b>Distance to Gas Line #1</b>	On-Site
<b>Gas Line #2 Size</b>	6" (Distribution)
<b>Distance to Gas Line #2</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Piedmont Rural Telephone Company, Inc.

<b>Transportation</b>	
<b>Road Serving Site</b>	Hunter Industrial Park Road (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (34.00 Miles)
<b>Nearest Interstate</b>	I-385 (4.00 Miles)
<b>Nearest Marine Port</b>	Charleston (180.00 Miles)
<b>Nearest Inland Port</b>	Inland Port Greer (37.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Greer (37.00 Miles)

Fleming Industrial Site  
Laurens County  
0.75 mi SW of I-385/US221 interchag.  
Laurens, SC 29360

