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|---------------------|---|
| <b>County</b>       | Union   |
| <b>Municipality</b> | Unincorporated  |
| <b>Zoning</b>       | No Zoning Present   |
| <b>Tax Map ID</b>   | 008-00-00-002   |
| <b>Park Status</b>  | Stand Alone Site  |
| <b>Location</b>     | 1907 Spartanburg Highway  |
| <b>Landuse</b>      | Undeveloped Land (N)<br>Undeveloped Land (S)<br>Undeveloped Land (E)<br>Residential (W) |

|                   |                               |
|-------------------|-------------------------------|
| <b>Pricing</b>    |                               |
| <b>Pricing</b>    | For Sale                      |
| <b>Sale Price</b> | \$10,000 to \$15,000 Per Acre |

|  |                  |
|--|------------------|
| <b>Details</b>                         |                  |
| <b>Total Available Acreage</b>         | 84.00            |
| <b>Developable Acreage</b>             | 65.00            |
| <b>Additional Acreage Available</b>    | Undetermined     |
| <b>Minimum Divisible Acreage</b>       | Not Subdividable |
| <b>Max Contiguous Developable Site</b> | 53.00            |
| <b>Maximum Building Size</b>           | 400,000.00       |
| <b>Site Improvements</b>               | Pad-Ready        |
| <b>Elevation Range</b>                 | 584' to 695'     |
| <b>Primary Soil Type</b>               | Loamy Sand       |

|  |           |
|--|-----------|
| <b>Due Diligence</b>                           |           |
| <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>                    | Completed |



|                                       |                                  |
|---------------------------------------|----------------------------------|
| <b>Utilities</b>                      |                                  |
| <b>Water Provider</b>                 | Town of Jonesville               |
| <b>Nearest Water Line Size</b>        | 10 inches                        |
| <b>Distance to Nearest Water Line</b> | On-Site                          |
| <b>Wastewater Provider</b>            | Town of Jonesville               |
| <b>Nearest Sewer Line Size</b>        | 6" (Force)                       |
| <b>Distance to Nearest Sewer Line</b> | 500 feet                         |
| <b>Natural Gas Provider</b>           | City of Union                    |
| <b>Nearest Gas Line Size</b>          | 8" (Distribution)                |
| <b>Distance to Nearest Gas Line</b>   | On-Site                          |
| <b>Alternative Gases</b>              | None Available                   |
| <b>Electric Provider</b>              | Broad River Electric Cooperative |
| <b>Telecomm Provider</b>              | AT&T                             |

|                                   |  |
|-----------------------------------|--|
| <b>Transportation</b>             |  |
| <b>Road Serving Site</b>          | Jonesville-Lockhart Hwy. (2 Lanes)                 |
| <b>Rail Access</b>                | Norfolk Southern Railway                           |
| <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-85 (17.00 Miles)                                 |
| <b>Nearest Marine Port</b>        | Charleston (190.00 Miles)                          |
| <b>Nearest Inland Port</b>        | Inland Port Greer (31.00 Miles)                    |
| <b>Nearest Intermodal Yard</b>    | NS Greer (31.00 Miles)                             |

**Trakas Industrial (South Site)**  
 Union County  
 1907 Spartanburg Highway  
 Jonesville, SC 29353

