

**Clinton 26 Commerce Park: North**  
 20100 SC Hwy 7220101 SC Hwy 72Clinton, SC 29325  
 Clinton, SC 29325

<b>County</b>	Laurens
<b>Municipality</b>	City
<b>Zoning</b>	Partially in I-1
<b>Tax Map ID</b>	692-00-00-001, 901-35-01-004
<b>Park Status</b>	Clinton 26 Commerce Park: North
<b>Location</b>	20100 SC Hwy 7220101 SC Hwy 72Clinton, SC 29325
<b>Landuse</b>	Agricultural (N) Commercial (S) Agricultural (E) Agricultural (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$20,000 to \$30,000 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	730.92
<b>Developable Acreage</b>	349.50
<b>Additional Acreage Available</b>	327.00
<b>Minimum Divisible Acreage</b>	20.00
<b>Max Contiguous Developable Site</b>	79.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	602' to 602'
<b>Primary Soil Type</b>	Complex
<b>SC Certification Program</b>	Certified Park

<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>	Not Completed



<b>Utilities</b>	
<b>Water Provider</b>	City of Clinton
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	City of Clinton
<b>Sewer Line #1 Size</b>	10" (Gravity)
<b>Distance to Sewer Line #1</b>	On-Site
<b>Sewer Line #2 Size</b>	12" (Gravity)
<b>Distance to Sewer Line #2</b>	On-Site
<b>Sewer Line #3 Size</b>	8" (Force)
<b>Distance to Sewer Line #3</b>	On-Site
<b>Natural Gas Provider</b>	Clinton Newberry Natural Gas Authority
<b>Gas Line #1 Size</b>	4" (Distribution)
<b>Distance to Gas Line #1</b>	499 feet
<b>Gas Line #2 Size</b>	4" (Intrastate Transmission)
<b>Distance to Gas Line #2</b>	15,840 feet
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	City of Clinton, Laurens Electric Cooperative
<b>Telecomm Provider</b>	AT&T

<b>Transportation</b>	
<b>Road Serving Building</b>	SC Highway 72 (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (1.00 Mile)
<b>Nearest Port</b>	Charleston (169.00 Miles)
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (42.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Greer (42.00 Miles)

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**South Carolina**  
Department of Commerce

Just right for business.

