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| <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)<br>Commercial (S)<br>Agricultural (E)<br>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>       | 55.00             |
| <b>Max Contiguous Developable Site</b> | 79.00             |
| <b>Maximum Building Size</b>           | Undetermined      |
| <b>Site Improvements</b>               | Partially Cleared |
| <b>Elevation Range</b>                 | 440' to 603'      |
| <b>Primary Soil Type</b>               | Complex           |
| <b>SC Certification Program</b>        | Certified Park    |

|  |               |
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| <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 (3.00 Miles)                                  |
| <b>Nearest Port</b>                | Charleston (172.00 Miles)                          |
| <b>Nearest Commercial Airport</b>  | Greenville-Spartanburg International (43.00 Miles) |
| <b>Nearest Intermodal Facility</b> | CSX Charlotte (111.00 Miles)                       |